

*Cypress Ridge
Community Development District*

Meeting Agenda

July 10, 2025

AGENDA

Cypress Ridge

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 3, 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, July 10, 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/89521162223>

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

Meeting ID: 895 2116 2223

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the April 10, 2025 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-04 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - B. Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
 - C. Public Hearing on the Adoption of Amenity Rules and Rates for the District
 - i. Consideration of Resolution 2025-06 Adopting Amenity Rules and Rates for the District
5. Consideration of Resolution 2025-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Consideration of Resolution 2025-08 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Thursday, November 13, 2025—Regular Meeting Date) (Seat #1, Seat #2 & Seat #4)
7. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report

- i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

MINUTES

**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, April 10, 2025** at 1:50 p.m. at the Fairfield Inn & Suites, Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Garret Parkinson	Vice Chairman
Brian Walsh	Assistant Secretary
Kareyann Ellison <i>via Zoom</i>	Assistant Secretary
Brent Elliott	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Patrick Collins	District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:50 p.m. and called the roll. Five 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 and none joining by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of David S. Adams (Seat #3)

Ms. Burns asked for the acceptance of resignation of David Adams.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Acceptance of Resignation of David S. Adams (Seat #5), was approved.

B. Appointment to Fill Vacant Board Seat #5

Ms. Burns asked for a nomination for seat #5. Mr. Walsh nominated Brent Elliott.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Appointment of Brent Elliott to Seat #5, was approved.

**Ms. Ellison joined the meeting at this time.*

C. Administration of Oath to newly Appointed Supervisor

Ms. Burns administered the oath to Brent Elliott.

D. Consideration of Resolution 2025-02 Appointing an Assistant Secretary

Ms. Burns stated this would appoint Brent Elliott as an Assistant Secretary.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2025-02 Appointing Brent Elliott as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the January 9,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the January 9, 2025 Board of Supervisors meeting. She asked for any questions, comments, or corrections.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the January 9, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-03
Approving the Proposed Fiscal Year
2025/2026 Budget (Suggested Date: July
10, 2025) Declaring Special Assessments,
and Setting the Public Hearings on the
Adoption of the Fiscal Year 2025/2026
Budget and the Imposition of Operations
and Maintenance Assessments**

Ms. Burns stated this is set for July 10, 2025 at 1:45 p.m. at this location. This will be a first time O&M levy for the District. For the current year, they are developer funded so they will do an assessment hearing on the first O&M levy. This budget is more of a build out budget to use for notice purposes. There are larger contingencies and \$100,000 capital reserve transfer. The intent is that all of those items will be backed out when getting to the final budget. This contemplates almost a full year of amenity operations. There are 1,056 units.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 10, 2025) Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

Ms. Burns asked for a motion to set a public hearing on amenity rules and rates for July 10, 2025 at 1:45 p.m. at this location.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Setting the Public Hearing on Amenity Rules and Rates for July 10, 2025 at 1:45 p.m., was approved.

SIXTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Report
for Series 2023 AA1 Project Bonds**

Ms. Burns stated under internal revenue code the District has to demonstrate that they do not earn more interest on the bonds than they pay. Page 4 of the report shows a negative arbitrage amount listed.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Arbitrage Rebate Report for Series 2023 AA1 Project Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Burns stated page 30 of the report shows there were no findings or instances of noncompliance. It was a clean audit and has been submitted to the state.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry updated the Board on legislative happenings and ethics training.

B. Engineer

The Engineer is not on the line today.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is in the agenda package for review. She offered to take questions on any of the invoices.

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

ii. Balance Sheet & income Statement

Ms. Burns noted financial statements through February are included in the package for review. There is no action necessary from the Board.

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. Andrade, seconded by Mr. Walsh, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Cypress Ridge Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cypress Ridge Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2023)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

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

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2025.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Cypress Ridge
Community Development District

Approved Proposed Budget
FY2026



Cypress Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments- Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 422,352
Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 73,731
Developer Contributions	\$ 274,454	\$ 160,000	\$ 62,780	\$ 222,780	\$ -
Total Revenues	\$ 274,454	\$ 160,000	\$ 62,780	\$ 222,780	\$ 496,083

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 6,000
FICA Expense	\$ -	\$ 153	\$ 151	\$ 304	\$ 459
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Attorney	\$ 25,000	\$ 4,186	\$ 2,093	\$ 6,279	\$ 15,000
Annual Audit	\$ 5,000	\$ 3,700	\$ -	\$ 3,700	\$ 3,300
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ -	\$ 450	\$ 900
Dissemination	\$ 5,250	\$ 3,750	\$ 1,750	\$ 5,500	\$ 5,250
Amortization Schedules	\$ -	\$ 500	\$ -	\$ 500	\$ 600
Disclosure Software	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Trustee Fees	\$ 8,020	\$ 4,558	\$ -	\$ 4,558	\$ 8,020
Management Fees	\$ 38,955	\$ 25,970	\$ 12,985	\$ 38,955	\$ 40,124
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 600	\$ 787	\$ 394	\$ 1,181	\$ 600
Insurance	\$ 6,429	\$ 5,814	\$ -	\$ 5,814	\$ 6,686
Copies	\$ 850	\$ -	\$ 100	\$ 100	\$ 850
Legal Advertising	\$ 7,500	\$ 1,273	\$ 5,541	\$ 6,813	\$ 2,500
Contingency	\$ 5,000	\$ 657	\$ 329	\$ 986	\$ 2,500
Office Supplies	\$ 625	\$ 5	\$ 3	\$ 8	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,454	\$ 62,578	\$ 28,894	\$ 91,473	\$ 113,333

Operation and Maintenance

Field Expenses

Field Management	\$ 15,000	\$ 5,000	\$ 2,500	\$ 7,500	\$ 15,000
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ 95,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -
General Field Contingency	\$ 100,000	\$ 51,807	\$ 72,000	\$ 123,807	\$ 10,000
Total Field Expenses	\$ 125,000	\$ 56,807	\$ 74,500	\$ 131,307	\$ 302,500

Cypress Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u><i>Amenity Expenses</i></u>					
Amenity Management	\$ 10,000	\$ -	\$ -	\$ -	\$ 8,583
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Amenity- Water	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Internet	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 15,417
Security/Staffing	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Amenity Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,333
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Amenity Expenses	\$ 10,000	\$ -	\$ -	\$ -	\$ 80,250
Total Expenditures	\$ 274,454	\$ 119,386	\$ 103,394	\$ 222,780	\$ 496,083
<u><i>Other Financing Sources/Uses:</i></u>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 40,614	\$ (40,614)	\$ -	\$ -
					Net Assessments \$ 496,083
					Discounts and Collections (6%) \$ 31,665
					Gross Assessments \$ 527,748

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	369	\$ 422,352.24	\$ 1,144.59	\$ 1,217.64
Unplatted Lots - Direct	687	\$ 73,731.01	\$ 107.32	\$ 114.17
Total	1056	\$ 496,083.25		

Cypress Ridge

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during 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.

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.

Cypress Ridge

Community Development District

General Fund Budget

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.

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.

Cypress Ridge

Community Development District

General Fund Budget

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.

Irrigation Repairs

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

Lake Maintenance

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

Electric

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

Streetlights

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

General Field Contingency

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

Amenity Expenses

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity - Electric

Represents estimated electric charges for the District's amenity facility.

Amenity – Water

Represents estimated water charges for the District's amenity facility.

Internet

Represents the cost of internet service for the amenity facility.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities.

Cypress Ridge
Community Development District
General Fund Budget

Pool Maintenance

Represents the costs to routine cleaning, chemical treatments, debris removal, vacuuming, tile cleaning, and skimming to the District pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities and equipment.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Direct	\$ 913,238	\$ 519,530	\$ 358,497	\$ 878,027	\$ 787,857
Assessments- Prepayment	\$ -	\$ 689,546	\$ 150,000	\$ 839,546	
Interest	\$ -	\$ 31,610	\$ 5,000	\$ 36,610	\$ -
Carry Forward Surplus	\$ 124,986	\$ 939,389	\$ -	\$ 939,389	\$ 450,873

Total Revenues	\$ 1,038,224	\$ 2,180,076	\$ 513,497	\$ 2,693,573	\$ 1,238,730
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Expenditures

Interest Expense - 11/1	\$ 364,425	\$ 364,425	\$ -	\$ 364,425	\$ 335,000
Principal Expense - 5/1	\$ 185,000	\$ 185,000	\$ -	\$ 185,000	\$ 185,000
Interest Expense - 5/1	\$ 364,425	\$ 363,006	\$ -	\$ 363,006	\$ 335,000
Interest Expense - 2/1	\$ -	\$ 709	\$ -	\$ 709	\$ -
Special Call - 2/1	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 5/1	\$ -	\$ 170,000	\$ -	\$ 170,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 655,000	\$ 655,000	\$ -

Total Expenditures	\$ 913,850	\$ 1,133,141	\$ 655,000	\$ 1,788,141	\$ 855,000
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Other Financing Sources/((Uses))

Transfer In/((Out))	\$ -	\$ (454,559)	\$ -	\$ (454,559)	\$ -
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Total Other Financing Sources/((Uses))	\$ -	\$ (454,559)	\$ -	\$ (454,559)	\$ -
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Excess Revenues/((Expenditures))	\$ 124,374	\$ 592,376	\$ (141,503)	\$ 450,873	\$ 383,730
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Interest Expense 11/1/26	\$ 330,491
Total	\$ 330,491

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 40'	99	\$ 205,123.05	\$ 2,071.95	\$ 2,204.20
Single Family 50'	177	\$ 458,417.61	\$ 2,589.93	\$ 2,755.25
Single Family 60'	40	\$ 124,316.80	\$ 3,107.92	\$ 3,306.30
Total	316	\$ 787,857.46		

Cypress Ridge
Community Development District
Special Assessment Revenue Bond, Series 2023

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/25	\$11,760,000		4.875%	\$335,000.00	\$335,000.00
05/01/26	\$11,760,000	\$ 185,000.00	4.875%	\$335,000.00	
11/01/26	\$11,575,000		4.875%	\$330,490.63	\$850,490.63
05/01/27	\$11,575,000	\$ 190,000.00	4.875%	\$330,490.63	
11/01/27	\$11,385,000		4.875%	\$325,859.38	\$846,350.01
05/01/28	\$11,385,000	\$ 200,000.00	4.875%	\$325,859.38	
11/01/28	\$11,185,000		4.875%	\$320,984.38	\$846,843.76
05/01/29	\$11,185,000	\$ 210,000.00	4.875%	\$320,984.38	
11/01/29	\$10,975,000		4.875%	\$315,865.63	\$846,850.01
05/01/30	\$10,975,000	\$ 220,000.00	4.875%	\$315,865.63	
11/01/30	\$10,755,000		5.625%	\$310,503.13	\$846,368.76
05/01/31	\$10,755,000	\$ 235,000.00	5.625%	\$310,503.13	
11/01/31	\$10,520,000		5.625%	\$303,893.75	\$849,396.88
05/01/32	\$10,520,000	\$ 245,000.00	5.625%	\$303,893.75	
11/01/32	\$10,275,000		5.625%	\$297,003.13	\$845,896.88
05/01/33	\$10,275,000	\$ 260,000.00	5.625%	\$297,003.13	
11/01/33	\$10,015,000		5.625%	\$289,690.63	\$846,693.76
05/01/34	\$10,015,000	\$ 275,000.00	5.625%	\$289,690.63	
11/01/34	\$9,740,000		5.625%	\$281,956.25	\$846,646.88
05/01/35	\$9,740,000	\$ 290,000.00	5.625%	\$281,956.25	
11/01/35	\$9,450,000		5.625%	\$273,800.00	\$845,756.25
05/01/36	\$9,450,000	\$ 310,000.00	5.625%	\$273,800.00	
11/01/36	\$9,140,000		5.625%	\$265,081.25	\$848,881.25
05/01/37	\$9,140,000	\$ 325,000.00	5.625%	\$265,081.25	
11/01/37	\$8,815,000		5.625%	\$255,940.63	\$846,021.88
05/01/38	\$8,815,000	\$ 345,000.00	5.625%	\$255,940.63	
11/01/38	\$8,470,000		5.625%	\$246,237.50	\$847,178.13
05/01/39	\$8,470,000	\$ 365,000.00	5.625%	\$246,237.50	
11/01/39	\$8,105,000		5.625%	\$235,971.88	\$847,209.38
05/01/40	\$8,105,000	\$ 385,000.00	5.625%	\$235,971.88	
11/01/40	\$7,720,000		5.625%	\$225,143.75	\$846,115.63
05/01/41	\$7,720,000	\$ 410,000.00	5.625%	\$225,143.75	
11/01/41	\$7,310,000		5.625%	\$213,612.50	\$848,756.25
05/01/42	\$7,310,000	\$ 435,000.00	5.625%	\$213,612.50	
11/01/42	\$6,875,000		5.625%	\$201,378.13	\$849,990.63
05/01/43	\$6,875,000	\$ 460,000.00	5.625%	\$201,378.13	
11/01/43	\$6,415,000		5.625%	\$188,440.63	\$849,818.76
05/01/44	\$6,415,000	\$ 485,000.00	5.875%	\$188,440.63	

Cypress Ridge
Community Development District
Special Assessment Revenue Bond, Series 2023

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/44	\$5,930,000		5.875%	\$174,193.75	\$847,634.38
05/01/45	\$5,930,000	\$ 515,000.00	5.875%	\$174,193.75	
11/01/45	\$5,415,000		5.875%	\$159,065.63	\$848,259.38
05/01/46	\$5,415,000	\$ 545,000.00	5.875%	\$159,065.63	
11/01/46	\$4,870,000		5.875%	\$143,056.25	\$847,121.88
05/01/47	\$4,870,000	\$ 580,000.00	5.875%	\$143,056.25	
11/01/47	\$4,290,000		5.875%	\$126,018.75	\$849,075.00
05/01/48	\$4,290,000	\$ 615,000.00	5.875%	\$126,018.75	
11/01/48	\$3,675,000		5.875%	\$107,953.13	\$848,971.88
05/01/49	\$3,675,000	\$ 650,000.00	5.875%	\$107,953.13	
11/01/49	\$3,025,000		5.875%	\$88,859.38	\$846,812.51
05/01/50	\$3,025,000	\$ 690,000.00	5.875%	\$88,859.38	
11/01/50	\$2,335,000		5.875%	\$68,590.63	\$847,450.01
05/01/51	\$2,335,000	\$ 735,000.00	5.875%	\$68,590.63	
11/01/51	\$1,600,000		5.875%	\$47,000.00	\$850,590.63
05/01/52	\$1,600,000	\$ 775,000.00	5.875%	\$47,000.00	
11/01/52	\$825,000		5.875%	\$24,234.38	\$846,234.38
05/01/53	\$825,000	\$ 825,000.00	5.875%	\$24,234.38	
11/01/53					\$849,234.38
Total		\$ 11,760,000.00		\$12,311,650.16	\$24,071,650.16

SECTION B

SECTION 1

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

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

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

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2025.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Cypress Ridge
Community Development District

Approved Proposed Budget
FY2026



Cypress Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments- Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 422,352
Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 73,731
Developer Contributions	\$ 274,454	\$ 160,000	\$ 62,780	\$ 222,780	\$ -
Total Revenues	\$ 274,454	\$ 160,000	\$ 62,780	\$ 222,780	\$ 496,083

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 6,000
FICA Expense	\$ -	\$ 153	\$ 151	\$ 304	\$ 459
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Attorney	\$ 25,000	\$ 4,186	\$ 2,093	\$ 6,279	\$ 15,000
Annual Audit	\$ 5,000	\$ 3,700	\$ -	\$ 3,700	\$ 3,300
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ -	\$ 450	\$ 900
Dissemination	\$ 5,250	\$ 3,750	\$ 1,750	\$ 5,500	\$ 5,250
Amortization Schedules	\$ -	\$ 500	\$ -	\$ 500	\$ 600
Disclosure Software	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Trustee Fees	\$ 8,020	\$ 4,558	\$ -	\$ 4,558	\$ 8,020
Management Fees	\$ 38,955	\$ 25,970	\$ 12,985	\$ 38,955	\$ 40,124
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 600	\$ 787	\$ 394	\$ 1,181	\$ 600
Insurance	\$ 6,429	\$ 5,814	\$ -	\$ 5,814	\$ 6,686
Copies	\$ 850	\$ -	\$ 100	\$ 100	\$ 850
Legal Advertising	\$ 7,500	\$ 1,273	\$ 5,541	\$ 6,813	\$ 2,500
Contingency	\$ 5,000	\$ 657	\$ 329	\$ 986	\$ 2,500
Office Supplies	\$ 625	\$ 5	\$ 3	\$ 8	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 139,454	\$ 62,578	\$ 28,894	\$ 91,473	\$ 113,333

Operation and Maintenance

Field Expenses

Field Management	\$ 15,000	\$ 5,000	\$ 2,500	\$ 7,500	\$ 15,000
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Streetlighting	\$ -	\$ -	\$ -	\$ -	\$ 95,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -
General Field Contingency	\$ 100,000	\$ 51,807	\$ 72,000	\$ 123,807	\$ 10,000
Total Field Expenses	\$ 125,000	\$ 56,807	\$ 74,500	\$ 131,307	\$ 302,500

Cypress Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u><i>Amenity Expenses</i></u>					
Amenity Management	\$ 10,000	\$ -	\$ -	\$ -	\$ 8,583
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Amenity- Water	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Internet	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 15,417
Security/Staffing	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Amenity Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,333
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Amenity Expenses	\$ 10,000	\$ -	\$ -	\$ -	\$ 80,250
Total Expenditures	\$ 274,454	\$ 119,386	\$ 103,394	\$ 222,780	\$ 496,083
<u><i>Other Financing Sources/Uses:</i></u>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 40,614	\$ (40,614)	\$ -	\$ -
					Net Assessments \$ 496,083
					Discounts and Collections (6%) \$ 31,665
					Gross Assessments \$ 527,748

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	369	\$ 422,352.24	\$ 1,144.59	\$ 1,217.64
Unplatted Lots - Direct	687	\$ 73,731.01	\$ 107.32	\$ 114.17
Total	1056	\$ 496,083.25		

Cypress Ridge

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during 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.

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.

Cypress Ridge

Community Development District

General Fund Budget

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.

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.

Cypress Ridge

Community Development District

General Fund Budget

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.

Irrigation Repairs

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

Lake Maintenance

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

Electric

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

Streetlights

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

General Field Contingency

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

Amenity Expenses

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity - Electric

Represents estimated electric charges for the District's amenity facility.

Amenity – Water

Represents estimated water charges for the District's amenity facility.

Internet

Represents the cost of internet service for the amenity facility.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services for the District's amenity facilities.

Cypress Ridge
Community Development District
General Fund Budget

Pool Maintenance

Represents the costs to routine cleaning, chemical treatments, debris removal, vacuuming, tile cleaning, and skimming to the District pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities and equipment.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Direct	\$ 913,238	\$ 519,530	\$ 358,497	\$ 878,027	\$ 787,857
Assessments- Prepayment	\$ -	\$ 689,546	\$ 150,000	\$ 839,546	
Interest	\$ -	\$ 31,610	\$ 5,000	\$ 36,610	\$ -
Carry Forward Surplus	\$ 124,986	\$ 939,389	\$ -	\$ 939,389	\$ 450,873

Total Revenues	\$ 1,038,224	\$ 2,180,076	\$ 513,497	\$ 2,693,573	\$ 1,238,730
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Expenditures

Interest Expense - 11/1	\$ 364,425	\$ 364,425	\$ -	\$ 364,425	\$ 335,000
Principal Expense - 5/1	\$ 185,000	\$ 185,000	\$ -	\$ 185,000	\$ 185,000
Interest Expense - 5/1	\$ 364,425	\$ 363,006	\$ -	\$ 363,006	\$ 335,000
Interest Expense - 2/1	\$ -	\$ 709	\$ -	\$ 709	\$ -
Special Call - 2/1	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 5/1	\$ -	\$ 170,000	\$ -	\$ 170,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 655,000	\$ 655,000	\$ -

Total Expenditures	\$ 913,850	\$ 1,133,141	\$ 655,000	\$ 1,788,141	\$ 855,000
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Other Financing Sources/((Uses))

Transfer In/((Out))	\$ -	\$ (454,559)	\$ -	\$ (454,559)	\$ -
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Total Other Financing Sources/((Uses))	\$ -	\$ (454,559)	\$ -	\$ (454,559)	\$ -
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Excess Revenues/((Expenditures))	\$ 124,374	\$ 592,376	\$ (141,503)	\$ 450,873	\$ 383,730
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Interest Expense 11/1/26	\$ 330,491
Total	\$ 330,491

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 40'	99	\$ 205,123.05	\$ 2,071.95	\$ 2,204.20
Single Family 50'	177	\$ 458,417.61	\$ 2,589.93	\$ 2,755.25
Single Family 60'	40	\$ 124,316.80	\$ 3,107.92	\$ 3,306.30
Total	316	\$ 787,857.46		

Cypress Ridge
Community Development District
Special Assessment Revenue Bond, Series 2023

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/25	\$11,760,000		4.875%	\$335,000.00	\$335,000.00
05/01/26	\$11,760,000	\$ 185,000.00	4.875%	\$335,000.00	
11/01/26	\$11,575,000		4.875%	\$330,490.63	\$850,490.63
05/01/27	\$11,575,000	\$ 190,000.00	4.875%	\$330,490.63	
11/01/27	\$11,385,000		4.875%	\$325,859.38	\$846,350.01
05/01/28	\$11,385,000	\$ 200,000.00	4.875%	\$325,859.38	
11/01/28	\$11,185,000		4.875%	\$320,984.38	\$846,843.76
05/01/29	\$11,185,000	\$ 210,000.00	4.875%	\$320,984.38	
11/01/29	\$10,975,000		4.875%	\$315,865.63	\$846,850.01
05/01/30	\$10,975,000	\$ 220,000.00	4.875%	\$315,865.63	
11/01/30	\$10,755,000		5.625%	\$310,503.13	\$846,368.76
05/01/31	\$10,755,000	\$ 235,000.00	5.625%	\$310,503.13	
11/01/31	\$10,520,000		5.625%	\$303,893.75	\$849,396.88
05/01/32	\$10,520,000	\$ 245,000.00	5.625%	\$303,893.75	
11/01/32	\$10,275,000		5.625%	\$297,003.13	\$845,896.88
05/01/33	\$10,275,000	\$ 260,000.00	5.625%	\$297,003.13	
11/01/33	\$10,015,000		5.625%	\$289,690.63	\$846,693.76
05/01/34	\$10,015,000	\$ 275,000.00	5.625%	\$289,690.63	
11/01/34	\$9,740,000		5.625%	\$281,956.25	\$846,646.88
05/01/35	\$9,740,000	\$ 290,000.00	5.625%	\$281,956.25	
11/01/35	\$9,450,000		5.625%	\$273,800.00	\$845,756.25
05/01/36	\$9,450,000	\$ 310,000.00	5.625%	\$273,800.00	
11/01/36	\$9,140,000		5.625%	\$265,081.25	\$848,881.25
05/01/37	\$9,140,000	\$ 325,000.00	5.625%	\$265,081.25	
11/01/37	\$8,815,000		5.625%	\$255,940.63	\$846,021.88
05/01/38	\$8,815,000	\$ 345,000.00	5.625%	\$255,940.63	
11/01/38	\$8,470,000		5.625%	\$246,237.50	\$847,178.13
05/01/39	\$8,470,000	\$ 365,000.00	5.625%	\$246,237.50	
11/01/39	\$8,105,000		5.625%	\$235,971.88	\$847,209.38
05/01/40	\$8,105,000	\$ 385,000.00	5.625%	\$235,971.88	
11/01/40	\$7,720,000		5.625%	\$225,143.75	\$846,115.63
05/01/41	\$7,720,000	\$ 410,000.00	5.625%	\$225,143.75	
11/01/41	\$7,310,000		5.625%	\$213,612.50	\$848,756.25
05/01/42	\$7,310,000	\$ 435,000.00	5.625%	\$213,612.50	
11/01/42	\$6,875,000		5.625%	\$201,378.13	\$849,990.63
05/01/43	\$6,875,000	\$ 460,000.00	5.625%	\$201,378.13	
11/01/43	\$6,415,000		5.625%	\$188,440.63	\$849,818.76
05/01/44	\$6,415,000	\$ 485,000.00	5.875%	\$188,440.63	

Cypress Ridge
Community Development District
Special Assessment Revenue Bond, Series 2023

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/44	\$5,930,000		5.875%	\$174,193.75	\$847,634.38
05/01/45	\$5,930,000	\$ 515,000.00	5.875%	\$174,193.75	
11/01/45	\$5,415,000		5.875%	\$159,065.63	\$848,259.38
05/01/46	\$5,415,000	\$ 545,000.00	5.875%	\$159,065.63	
11/01/46	\$4,870,000		5.875%	\$143,056.25	\$847,121.88
05/01/47	\$4,870,000	\$ 580,000.00	5.875%	\$143,056.25	
11/01/47	\$4,290,000		5.875%	\$126,018.75	\$849,075.00
05/01/48	\$4,290,000	\$ 615,000.00	5.875%	\$126,018.75	
11/01/48	\$3,675,000		5.875%	\$107,953.13	\$848,971.88
05/01/49	\$3,675,000	\$ 650,000.00	5.875%	\$107,953.13	
11/01/49	\$3,025,000		5.875%	\$88,859.38	\$846,812.51
05/01/50	\$3,025,000	\$ 690,000.00	5.875%	\$88,859.38	
11/01/50	\$2,335,000		5.875%	\$68,590.63	\$847,450.01
05/01/51	\$2,335,000	\$ 735,000.00	5.875%	\$68,590.63	
11/01/51	\$1,600,000		5.875%	\$47,000.00	\$850,590.63
05/01/52	\$1,600,000	\$ 775,000.00	5.875%	\$47,000.00	
11/01/52	\$825,000		5.875%	\$24,234.38	\$846,234.38
05/01/53	\$825,000	\$ 825,000.00	5.875%	\$24,234.38	
11/01/53					\$849,234.38
Total		\$ 11,760,000.00		\$12,311,650.16	\$24,071,650.16

Cypress Ridge CDD FY 26 Assessment Roll
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Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820656	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820658	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820660	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820662	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820664	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820666	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820668	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820670	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820012	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820014	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820016	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820018	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820020	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820022	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820024	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820026	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820028	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820030	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820032	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820034	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820036	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820038	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820040	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820042	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820044	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820046	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820048	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820050	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820052	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820054	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820056	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820058	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820060	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820062	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820064	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820066	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820068	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820070	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820072	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820074	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820076	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820078	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820080	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820082	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820084	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820086	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820088	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820090	50'	1	\$1,676.39	\$2,755.25	\$4,431.64

Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820092	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820094	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820096	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820098	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820100	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820102	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820104	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820106	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820108	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820110	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820112	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820114	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820116	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820118	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820120	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820122	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820124	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820126	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820128	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820130	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820132	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820134	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820136	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820138	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820140	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820142	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820144	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820146	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820148	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820150	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820152	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820154	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820156	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820158	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820160	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820162	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820164	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820166	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820168	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820170	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820172	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820174	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820176	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820178	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820180	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820182	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820184	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820186	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820188	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820190	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820192	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18

Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820194	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820196	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820198	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820200	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820202	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820204	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820206	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820208	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820210	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820212	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820214	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820216	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820218	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820220	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820222	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820224	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820226	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820228	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820230	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820232	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820234	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820236	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820238	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820240	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820242	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820244	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820246	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820248	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820250	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820252	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820254	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820256	50' PD	1	\$1,676.39	\$1,329.39	\$3,005.78
0796820258	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820260	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820262	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820264	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820266	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820268	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820270	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820272	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820274	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820276	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820278	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820280	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820282	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820284	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820286	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820288	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820290	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820292	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820294	50'	1	\$1,676.39	\$2,755.25	\$4,431.64

Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820296	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820298	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820300	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820302	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820304	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820306	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820308	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820310	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820312	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820314	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820316	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820318	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820320	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820322	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820324	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820326	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820328	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820330	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820332	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820334	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820336	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820338	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820340	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820342	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820344	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820346	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820348	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820350	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820352	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820354	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820356	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820358	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820360	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820362	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820364	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820366	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820368	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820370	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820372	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820374	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820376	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820378	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820380	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820382	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820384	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820386	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820388	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820390	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820392	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820394	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820396	40'	1	\$1,676.39	\$2,204.20	\$3,880.59

Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820398	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820400	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820402	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820404	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820406	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820408	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820410	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820412	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820414	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820416	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820418	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820420	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820422	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820424	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820426	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820428	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820430	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820432	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820434	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820436	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820438	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820440	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820442	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820444	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820446	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820448	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820450	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820452	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820454	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820456	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820458	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820460	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820462	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820464	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820466	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820468	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820470	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820472	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820474	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820476	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820478	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820480	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820482	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820484	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820486	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820488	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820490	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820492	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820494	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820496	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820498	40'	1	\$1,676.39	\$2,204.20	\$3,880.59

Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820500	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820502	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820504	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820506	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820508	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820510	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820512	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820514	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820516	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820518	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820520	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820522	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820524	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820526	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820528	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820530	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820532	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820534	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820536	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820538	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820540	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820542	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820544	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820546	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820548	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820550	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820552	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820554	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820556	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820558	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820560	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820562	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820564	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820566	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820568	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820570	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820572	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820574	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820576	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820578	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820580	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820582	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820584	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820586	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820588	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820590	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820592	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820594	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820596	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820598	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820600	40'	1	\$1,676.39	\$2,204.20	\$3,880.59

Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820602	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820604	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820606	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820608	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820610	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820612	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820614	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820616	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820618	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820620	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820622	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820624	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820626	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820628	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820630	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820632	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820634	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820636	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820638	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820640	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820642	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820644	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820646	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820648	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820650	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820652	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820654	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820672	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820674	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820676	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820678	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820680	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820682	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820684	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820686	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820688	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820690	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820692	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820694	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820696	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820698	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820700	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820702	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820704	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820706	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820708	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820710	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820712	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820714	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820716	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820718	60'	1	\$1,676.39	\$3,306.30	\$4,982.69

Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820720	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820722	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820724	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820726	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820728	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820730	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820732	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820734	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820736	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820738	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820740	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820742	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820744	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820746	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820748	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796720020					
Total Gross Assessments On Roll		369	\$618,588	\$900,838.37	\$1,519,426.28
Total Net Assessments On Roll			\$581,472.64	\$846,788.07	\$1,428,260.71
Folio	Type	Units	FY26 O&M	Series 2023 Debt	Total
0796820758	Unplatted	687	\$98,481.45	\$0.00	\$98,481.45
Total Gross Assessments Off Roll		687	\$98,481.45	\$0.00	\$98,481.45
Total Net Assessments Off Roll			\$92,572.56	\$0.00	\$92,572.56
Total Gross Assessments		1056	\$717,069.36	\$900,838.37	\$1,617,907.73
Total Net Assessments			\$674,045.20	\$846,788.07	\$1,520,833.27

SECTION C

SECTION 1

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES OF THE DISTRICT; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution Amenity Policies and Rates of the District (“**Amenity Rules**”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 10th day of July 2025.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A:
Amenity Rules

CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – JULY 10, 2025 ¹

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2023); in accordance with Chapter 190 of the Florida Statutes, and on July 10, 2025 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Cypress Ridge Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, walking trails, parks, tot lot, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Cypress Ridge Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Cypress Ridge Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron Household (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Cypress Ridge Community Development District.

“District” – shall mean the Cypress Ridge Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** One complimentary Access Card will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be authorized one (1) initial Access Card free of charge. One (1) additional Access Card may be purchased at the Amenity Rates in effect, for a maximum of two (2) Access Cards per Household in service at a time. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the Card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen Cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, trails, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
- For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
- Operational and mechanical treatments or difficulties affecting pool water quality.
- For a reasonable period following any mishap that resulted in contamination of pool water.
- Any other reason deemed to be in the best interests of the District as determined by District staff.

- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (5) Pets are not allowed in the District Lakes.
- (6) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (8) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (9) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (10) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (11) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (12) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second

offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on July 10, 2025, by the Board of Supervisors for the Cypress Ridge Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00
Additional/Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

SECTION V

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; 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*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of July 2024

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Cypress Ridge Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Fairfield Inn & Suites Lakeland Plant City, 4307 Sterling Commerce Dr, Plant City, FL 33566, on the 2nd Thursday of every month at 1:45 PM unless otherwise indicated as follows:

October 9, 2025
November 13, 2025 (Landowners' Meeting & BOS Meeting)
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VI

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cypress Ridge Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Kareyann Ellison	November 2025
2	Brian Walsh	November 2025
3	Milton Andrade	November 2027
4	Garret Parkinson	November 2025
5	Brent Elliott	November 2027

This year, Seats 1, 2, and 4, currently held by Kareyann Ellison, Brian Walsh, and Garret Parkinson respectively, are subject to election by landowners in November 2025. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNERS' ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE: Thursday, November 13, 2025
TIME: 1:45 PM
LOCATION: Fairfield Inn & Suites Lakeland Plant City
4307 Sterling Commerce Dr.
Plant City, Florida 33566

3. PUBLICATION. The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. 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.

5. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of July, 2025.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Cypress Ridge Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 481.5 acres, more or less, and generally located on the west side of CR 579 and south of Bishop Road in unincorporated Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____, 2025
HOUR: 1:45 p.m.
LOCATION: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, 2025

TIME: 1:45 P.M.

LOCATION: _____

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – _____, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cypress Ridge Community Development District to be held at the _____, on _____, 2025, at 1:45 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2024), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - _____, 2025

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Cypress Ridge Community Development District and described as follows:

Description

Acreage

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
4		

Date: _____

Signed: _____
Printed Name: _____

SECTION VII

SECTION A

Cypress Ridge Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Cypress Ridge Community Development District

District Manager: _____

Date: _____

Print Name: _____

Cypress Ridge Community Development District

SECTION B

Cypress Ridge Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Cypress Ridge Community Development District

District Manager: _____

Date: _____

Print Name: _____

Cypress Ridge Community Development District

SECTION VIII

SECTION C

SECTION 1

Cypress Ridge Community Development District

Summary of Check Register

April 1, 2025 to July 3, 2025

Fund	Date	Check No.'s		Amount
General Fund	4/30/25	184	\$	203.00
	5/7/25	185-189	\$	15,139.96
	5/30/25	190-191	\$	6,526.21
	7/1/25	192-195	\$	20,661.64
Total Amount			\$	42,530.81

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/01/25	00014	6/17/25 12503	202505 310-51300-31500		*	518.00	
		LEGAL FEES					
				KILINSKI VAN WYK PLLC			518.00 000194
7/01/25	00003	6/04/25 39859-06	202506 310-51300-48000		*	342.00	
		ADVERTISING					
		6/11/25 39855-06	202506 310-51300-48000		*	1,610.00	
		ADVERTISING					
		6/18/25 41161-06	202506 310-51300-48000		*	3,588.70	
		FY26 BUDGET / ASSESSMENTS					
				TIMES PUBLISHING COMPANY			5,540.70 000195
TOTAL FOR BANK A						42,530.81	
TOTAL FOR REGISTER						42,530.81	

SECTION 2

Cypress Ridge
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

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

Cypress Ridge
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 8,753	\$ -	\$ 232,875	\$ 241,628
Due From Developer	40,000	-	915,533	955,533
Investments:				
<u>Series 2023</u>				
Reserve	-	448,764	-	448,764
Revenue	-	87,203	-	87,203
Interest	-	-	-	-
Prepayment	-	505,173	-	505,173
Construction	-	-	7,961	7,961
Cost of Issuance	-	-	12	12
Total Assets	\$ 48,753	\$ 1,041,140	\$ 1,156,380	\$ 2,246,273
Liabilities:				
Accounts Payable	\$ 518	\$ -	\$ 231,598	\$ 232,116
Accrued Expenses	-	-	-	-
Retainage Payable	-	-	954,048	954,048
Due To Capital Project	-	-	-	-
FICA Payable	153	-	-	153
Federal Withholding	50	-	-	50
Developer Advance	-	-	-	-
Deferred Revenue	-	-	-	-
Total Liabilities	\$ 721	\$ -	\$ 1,185,646	\$ 1,186,367
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	1,041,140	-	1,041,140
Capital Projects	-	-	(29,266)	(29,266)
Unassigned	48,032	-	-	48,032
Total Fund Balances	\$ 48,032	\$ 1,041,140	\$ (29,266)	\$ 1,059,905
Total Liabilities & Fund Balance	\$ 48,753	\$ 1,041,140	\$ 1,156,380	\$ 2,246,273

Cypress Ridge
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Developer Contributions	\$ 274,454	\$ 160,000	\$ 160,000	\$ -
Total Revenues	\$ 274,454	\$ 160,000	\$ 160,000	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,000	\$ 6,000
FICA Expense	-	-	153	(153)
Engineering	15,000	10,000	-	10,000
Attorney	25,000	16,667	4,186	12,481
Annual Audit	5,000	5,000	3,700	1,300
Assessment Administration	5,000	5,000	5,000	-
Arbitrage	900	450	450	-
Dissemination	5,250	3,500	3,750	(250)
Amortization Schedule	-	-	500	(500)
Continuing Disclosure Software	-	-	1,500	(1,500)
Trustee Fees	8,020	5,347	4,558	788
Management Fees	38,955	25,970	25,970	-
Information Technology	1,890	1,260	1,260	-
Website Maintenance	1,260	840	840	-
Postage & Delivery	600	400	787	(387)
Insurance	6,429	6,429	5,814	614
Copies	850	567	-	567
Legal Advertising	7,500	5,000	1,273	3,728
Contingency	5,000	3,333	657	2,676
Office Supplies	625	417	5	411
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 139,454	\$ 98,354	\$ 62,578	\$ 35,775
<u>Operations & Maintenance</u>				
<u>Field Expenses</u>				
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 5,000
Property Insurance	10,000	6,667	-	6,667
General Field Contingency	100,000	66,667	51,807	14,859
Total Operations & Maintenance	\$ 125,000	\$ 83,333	\$ 56,807	\$ 26,526
<u>Amenity Expenses</u>				
Amenity Access Management	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Total Operations & Maintenance	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Total Expenditures	\$ 274,454	\$ 188,354	\$ 119,386	\$ 68,968
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 40,614	
Fund Balance - Beginning	\$ -		\$ 7,417	
Fund Balance - Ending	\$ -		\$ 48,032	

Cypress Ridge

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Direct	\$ 913,238	\$ 519,530	\$ 519,530	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 689,546	\$ 689,546
Interest	\$ 20,000	\$ 13,333	\$ 31,610	\$ 18,277
Total Revenues	\$ 933,238	\$ 532,864	\$ 1,240,687	\$ 707,823
Expenditures:				
Interest Expense - 11/1	\$ 364,425	\$ 364,425	\$ 364,425	\$ (0)
Interest Expense - 2/1	\$ -	\$ -	\$ 709	\$ (709)
Special Call- 2/1	\$ -	\$ -	\$ 50,000	\$ (50,000)
Principal Expense - 05/1	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Interest Expense - 05/1	\$ 364,425	\$ 364,425	\$ 363,006	\$ 1,419
Special Call- 5/1	\$ -	\$ -	\$ 170,000	\$ (170,000)
Total Expenditures	\$ 913,850	\$ 913,850	\$ 1,133,141	\$ (219,291)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (454,559)	\$ (454,559)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (454,559)	\$ (454,559)
Excess Revenues (Expenditures)	\$ 19,388		\$ (347,013)	
Fund Balance - Beginning	\$ 397,970		\$ 1,388,153	
Fund Balance - Ending	\$ 417,358		\$ 1,041,140	

Cypress Ridge
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 3,412,068	\$ 3,412,068
Interest	\$ -	\$ -	\$ 2,231	\$ 2,231
Total Revenues	\$ -	\$ -	\$ 3,414,299	\$ 3,414,299
<u>Expenditures:</u>				
Contingency	\$ -	\$ -	\$ 318	\$ (318)
Capital Outlay	\$ -	\$ -	\$ 2,837,931	\$ (2,837,931)
Total Expenditures	\$ -	\$ -	\$ 2,838,249	\$ (2,838,249)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 454,559	\$ 454,559
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 454,559	\$ 454,559
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,030,610	
Fund Balance - Beginning	\$ -	\$ -	\$ (1,059,876)	
Fund Balance - Ending	\$ -	\$ -	\$ (29,266)	

Cypress Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	160,000
Total Revenues	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	160,000
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	1,000	\$ -	1,000	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
FICA Expense	\$ -	\$ -	\$ -	\$ -	77	\$ -	77	\$ -	\$ -	\$ -	\$ -	\$ -	153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 76	\$ -	\$ 71	\$ 771	\$ 597	\$ 309	\$ -	\$ 2,362	\$ -	\$ -	\$ -	\$ -	4,186
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,700
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 438	\$ 438	\$ 438	\$ 688	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	3,750
Amortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	500
Continuing Disclosure Software	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,500
Trustee Fees	\$ 4,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,558
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	25,970
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	1,260
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	840
Postage & Delivery	\$ 23	\$ 23	\$ 73	\$ 93	\$ 255	\$ 54	\$ 159	\$ 108	\$ -	\$ -	\$ -	\$ -	787
Insurance	\$ 5,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,814
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427	\$ 846	\$ -	\$ -	\$ -	\$ -	\$ -	1,273
Contingency	\$ 39	\$ 40	\$ 40	\$ 40	\$ 179	\$ 186	\$ 85	\$ 48	\$ -	\$ -	\$ -	\$ -	657
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 21,132	\$ 4,460	\$ 4,130	\$ 5,100	\$ 6,056	\$ 8,622	\$ 6,612	\$ 6,467	\$ -	\$ -	\$ -	\$ -	62,578
<u>Operation and Maintenance</u>													
Field Expenditures													
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	5,000
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Field Contingency	\$ -	\$ -	\$ 12,500	\$ 6,500	\$ 6,309	\$ 11,244	\$ 7,627	\$ 7,627	\$ -	\$ -	\$ -	\$ -	51,807
Total Field Expenditures:	\$ 625	\$ 625	\$ 13,125	\$ 7,125	\$ 6,934	\$ 11,869	\$ 8,252	\$ 8,252	\$ -	\$ -	\$ -	\$ -	56,807
Amenity Expenditures													
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 21,757	\$ 5,085	\$ 17,255	\$ 12,225	\$ 12,989	\$ 20,491	\$ 14,864	\$ 14,720	\$ -	\$ -	\$ -	\$ -	119,386
Excess (Deficiency) of Revenues over Expenditures	\$ (21,757)	\$ 34,915	\$ (17,255)	\$ (12,225)	\$ 27,011	\$ 19,509	\$ (14,864)	\$ 25,280	\$ -	\$ -	\$ -	\$ -	40,614

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	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$454,559
Reserve Fund Balance	\$448,764
Bonds Outstanding - 08/30/23	\$13,000,000
LESS: Principal Payment - 05/01/24	(\$180,000)
LESS: Principal Payment - 02/01/25	(\$50,000)
LESS: Principal Payment - 05/01/25	(\$185,000)
LESS: Principal Payment - 05/1/25	(\$170,000)
CURRENT BONDS OUTSTANDING	\$12,415,000

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
3/10/25	3/15/25	14826	\$ 519,530.46	\$ 519,530.46	\$ 519,530.46
	9/1/25		\$ 358,496.88	\$ -	
			\$ 878,027.34	\$ 519,530.46	\$ 519,530.46

SECTION 3



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Cypress Ridge CDD	0

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

