

*Cypress Ridge
Community Development District*

Meeting Agenda

March 12, 2026

AGENDA

Cypress Ridge

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 5, 2026

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, March 12, 2026** at **1:45 PM** at the **Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, FL 33563.**

Zoom Video Link: <https://us06web.zoom.us/j/83604840036>

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

Meeting ID: 836 0484 0036

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. Organizational Matters
 - A. Swearing in Elected Supervisor Garret Parkinson (Seat #4) (*Elected at November 19, 2025 Landowners' Election*)
4. Approval of Minutes of the December 11, 2025 Board of Supervisors Meeting
5. Consideration of Conveyance Documents for Phase 1 Common Area Tracts
6. Consideration of Acquisition of Amenity Center Document Package
7. Presentation of Amended Amenity Policy Verbiage Regarding Access Cards & Mobile App Use
8. Consideration of Proposals from Nation Security for Patrol Services (*provided to Board of Supervisors under separate cover for confidentiality purposes*)
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. 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, December 11, 2025** at 1:52 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Assistant Secretary
Kareyann Ellison	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Clayton Smith	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:52 p.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at the meeting, and none joining by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members after November 19, 2025 Landowners' Election – Kareyann Ellison (Seat #1) & Garret Parkinson (Seat #4)(*Brian Walsh (Seat #2) was sworn in prior to the meeting*)

Ms. Burns stated that Mr. Walsh had previously mailed his in and that Mr. Parkinson was absent. She stated that she would swear in Ms. Ellison. Ms. Burns administered the oath of office to Ms. Ellison.

B. Consideration of Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns reviewed the results of the landowner election held in November 2025 and noted that staff were available to answer any questions.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns stated that, since they have a landowner selection, they would proceed to re-elect officers.

D. Consideration of Resolution 2026-04 Electing Officers

Ms. Burns stated that three Supervisors and Mr. George Flint with GMS's office were Assistant Secretaries. Ms. Burns was serving as the Secretary. Board consensus was to keep the Supervisor positions the same.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, Resolution 2026-04 Electing Officers as slated above, was approved.

E. Consideration of Resolution 2026-05 Extending Board Seat Terms to Coincide with Election Years

Ms. Burns stated that Resolution 2026-05 extended the terms of specific Board seats to align with even year general elections. Ms. Burns explained that the affected seats currently expire in odd numbered years, and the adjustment was made to ensure the District is aligned adequately as it transitions to the standard election process.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2026-05 Extending Board Seat Terms to Coincide with Election Years, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of October 15, 2025 Board of Supervisors Meeting and November 19, 2025 Landowners' Meeting

Ms. Burns presented the minutes from the October 15, 2025 Board of Supervisors meeting and the November 19, 2025 Landowners' meeting. She asked for any comments, corrections, or questions. There being no changes, she asked the Board for a motion to approve the minutes.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of October 15, 2025 Board of Supervisors Meeting and November 19, 2025 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2026-06 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns stated that Resolution 2026-06 was included in the package for review. She added that this was updating their Rules of Procedure to reflect recent statutory changes and minor updates.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2026-06 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

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

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Adopting Amended Amenity Policies to
Include Sports Court & Field Policies**

Ms. Burns reviewed Resolution 2026-07, which adopts amended amenity policies, including sports courts and field policies. It was noted that the amenity policies had been adopted previously, but at that time, the District was not aware that soccer and pickleball would be added. The resolution updated the existing rules to include those amenities, using the same policies already in place at Crossings. Ms. Burns indicated that the guidelines had been incorporated into the current regulations and that she was available to answer any questions.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2026-07 Adopting Amended Amenity Policies to include Sports Court & Field Policies, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report to the Board.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Smith reported that additional landscape areas had been added to the maintenance scope and that coordination was ongoing for future turnovers once the well was operational. Additional areas were expected to be turned over to the District at that time. Mr. Smith noted that the pond edges had been treated due to vegetation buildup. Although dead material remained after spraying, much of it had been mowed and cleared, and the remaining areas were scheduled for ongoing maintenance. The drainage ditch had also been cleared, and the vendor indicated it would remain in place. A walkthrough of the amenity center was completed. Mr. Smith said that the facility was in good condition and nearing readiness for turnover. An action item list was being finalized, with completion anticipated the following week. One remaining issue involved the pool fill line plumbing, which was being adjusted to avoid impact and sewage fees by utilizing an existing backflow connection. It was noted that the soccer field and pickleball courts lacked access

control and were freely accessible. This was not included in the original scope, and staff indicated they would seek quotes to add access control.

The possibility of adding cameras was discussed, but no decision was made. Board members discussed access, enforcement, and accountability concerns, noting that the pool already had access control in place. Mr. Smith added that sod conditions had improved since earlier photos were taken and that remaining cleanup items would be addressed before a reinspection. Installation of the pool lift was identified as the primary remaining item, with infrastructure already in place. Mr. Smith estimated a late January opening for the amenity. The playground was unfenced but in good condition. Staff advised that, while the developer was completing the remaining items, the District intended to begin maintaining the facilities.

i. Consideration of Proposals for Pool Maintenance Services

1. West Coast Aquatics

2. *Additional Proposal to be Provided Under Separate Cover*

Mr. Smith stated that the pool maintenance proposals were received from West Coast Aquatics, Bamboo, and ASP. ASP submitted the lowest proposal at approximately \$1,400 per month, while Bamboo submitted the highest at approximately \$2,000 per month. Mr. Smith said that based on prior experience, West Coast Aquatics provided the highest quality service. He also noted he had limited direct experience with ASP, although other team members had previously worked with them.

ii. Consideration of Proposals for Janitorial Maintenance Services

1. JNJ Amenity Services

2. *Additional Proposal to be Provided Under Separate Cover*

Mr. Smith reviewed multiple janitorial service proposals, including JNJ Cleaning, Bandu, Perfect Clean, and a combined janitorial and pool maintenance proposal from H2 Pool Services. JNJ proposed \$630 per month for three visits per week, including materials. Bandu proposed \$750 per month for only two trips per week and did not include materials, even though we had asked for the same scope. Perfect Clean proposed \$210 per week, totaling approximately \$10,920 annually for three visits per week, with materials included. Also discussed was bundling janitorial and pool maintenance services with H2 Pool Services, resulting in the lowest overall cost and an estimated \$500 in savings compared to using separate vendors.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the H2 Proposal for Janitorial Maintenance Services, was approved.

iii. Consideration of Proposal for Wildlife Signage

Mr. Smith discussed the first round of wildlife signage to be installed throughout the community, with a focus on areas behind the amenity center and along walking and back-trail areas near ponds. A total of nine signs were proposed, and a map was provided showing the general locations. The intent was to prioritize areas adjacent to amenities and pedestrian traffic rather than more remote pond locations. Mr. Smith stated that the signage options were reviewed. One option included more detailed pond and fishing language, such as catch-and-release only, no net fishing, no swimming, and no feeding wildlife. The second option was more concise and focused on safety messaging, including “Beware of Alligator,” “No Swimming,” and “Do not feed wildlife.” An additional wording option, noting that ponds are for CDD residents and patrons only, was also discussed.

Mr. Smith discussed using a mix of both sign types and agreed that rotating the messages would be effective. Direction was given to proceed with four signs of one kind and five of the other, ensuring the signs remain cohesive in appearance and are not placed side by side. Mr. Smith noted that additional wildlife signage may be needed in the future and could follow the same approach.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Proposal for Wildlife Signage, was approved.

D. 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 that financial statements are included in the package for review. No action is required from the Board.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

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

Patrick Collins, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ___ day of _____, 2026, by **Clayton Properties Group, Inc.**, a Tennessee corporation d/b/a Highland Homes, with offices located at 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (“**Grantor**”) and **Cypress Ridge Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida (“**Grantee**”), whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Hillsborough, State of Florida, as more particularly described below (“**Property**”):

Tracts D-1, D-2, D-3, F-2, F-4, L-2, L-3, L-4, P-1, P-2, P-3, P-4, P-5, P-6, and P-7, all as identified on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 - 334, of the Official Records of Hillsborough County, Florida.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor. Grantor further warrants

that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes*, in relation to this transfer of title.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below (“**Easements**”):

Those certain Drainage Easements, Utility Easements and Access Easements, all as identified on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 - 334, of the Official Records of Hillsborough County, Florida.

And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easements, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater management, landscaping, irrigation, open space and/or other District improvements that comprise the District’s capital improvement plan. Such Easements shall not be construed to obligate the District to maintain any improvements not owned by the District.

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENTS

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor’s reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESS

CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporation

By: _____
Name: _____
Address: 3020 South Florida Avenue, Suite
101, Lakeland, Florida, 33803

By: _____
Name: _____
Title: _____
Address: 3020 South Florida Avenue, Suite
101, Lakeland, Florida, 33803

By: _____
Name: _____
Address: 3020 South Florida Avenue, Suite
101, Lakeland, Florida, 33803

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____, as _____ of Clayton Properties Group, Inc., and who is either personally known to me, or produced _____ as identification.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____, 2026.

WITNESS

CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190, *Florida Statutes*

By: _____
Name: _____
Address: 3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

By: _____
Name: _____
Title: _____
Address: 3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

By: _____
Name: _____
Address: 3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2026, by _____, as _____ of Cypress Ridge Community Development District, and who is either personally known to me, or produced _____ as identification.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Prepared By:

Patrick Collins, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

OWNER'S AFFIDAVIT

[Cypress Ridge Phase 1]

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____ (“Affiant”) as authorized signatory of **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation (“Company” or “Owner”), with a principal address of 3020 Florida Avenue S., Lakeland, Florida 33803, who after first being duly sworn deposes and states as follows as it relates to the Company’s interest, if any, in the below-identified property:

Tracts D-1, D-2, D-3, F-2, F-4, L-2, L-3, L-4, P-1, P-2, P-3, P-4, P-5, P-6, and P-7, all as identified on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 - 334, of the Official Records of Hillsborough County, Florida, and; Those certain Drainage Easements, Utility Easements and Access Easements, all as identified on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 - 334, of the Official Records of Hillsborough County, Florida.

1. That the above-described land together with all improvements thereon (“Property”) is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.
2. That there are no mechanic’s or materialman’s or laborer’s liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.
3. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.
4. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.
5. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant

know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

6. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

7. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NOT.

By: _____
Print Name: _____
Title: _____
Date: _____

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this _____ day of _____, 2026, by _____, on behalf of **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Prepared By:

Patrick Collins, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

CORPORATE AFFIDAVIT FOR DEED

STATE OF _____
COUNTY OF _____

I, _____ (“**Affiant**”), being duly sworn, states:

1. I serve as _____ of Clayton Properties Group, Inc., a Tennessee corporation (“**Company**”).

2. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.

3. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit “A” (“**Property**”) or any interests therein.

4. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.

5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Cypress Ridge Community Development District (“**District**”) for the purpose of acquiring the Property and specifically consent to such reliance by the District.

Affiant

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____, as _____ of Clayton Properties Group, Inc., a Tennessee corporation.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A:
Property Description

Tracts D-1, D-2, D-3, F-2, F-4, L-2, L-3, L-4, P-1, P-2, P-3, P-4, P-5, P-6, and P-7, all as identified on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 - 334, of the Official Records of Hillsborough County, Florida.

Those certain Drainage Easements, Utility Easements and Access Easements, all as identified on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 - 334, of the Official Records of Hillsborough County, Florida.

SECTION VI

_____, 2026

Cypress Ridge Community Development District
c/o Jill Burns, District Manager
Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

Re: Cypress Ridge Community Development District (“District”)
Acquisition of Amenity Improvements

Dear Ms. Burns:

Clayton Properties Group, Inc. (“Developer”) has completed and requests that the District acquire certain amenity center improvements generally known as the Cypress Ridge Amenity Center, together with related improvements (collectively, the “Improvements”), and associated plans, designs, permits and other work product (“Work Product”), as more particularly described at **Exhibit A**. Developer wishes to convey the Improvements, which are included in the District’s Capital Improvement Plan as described in the *Preliminary Engineer’s Report*, dated April 2023, to the District pursuant to the *Agreement Regarding the Acquisition of Certain Work Product, Improvements & Real Property By and Between Clayton Properties Group, Inc., and Cypress Ridge Community Development District*. The Developer understands that there are currently no funds available to make payment for the Improvements or Work Product, but that Developer may be reimbursed for all or part of the Improvements and/or Work Product in an amount up to \$_____ should bond proceeds become available in the future.

Notwithstanding anything to the contrary herein, to the extent any amount remains to be paid to contractors or professionals performing the work, Developer agrees to timely make payment for all such amounts and to ensure that no liens are placed on the property.

ACKNOWLEDGED AND AGREED TO BY:

CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporation

Chairperson
Cypress Ridge Community Development District

By: _____
Its: _____

cc: Patrick Collins, District Counsel
Heather Wertz, P.E., District Engineer

Enclosure

Exhibit A:
Identification of Improvements

The following Improvements located at the property identified as Tract F-4 on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 – 334, of the Official Records of Hillsborough County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the amenity building, pool, playground, sport courts, bathrooms, parking lots, open space and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

[insert table of costs]

AFFIDAVIT REGARDING COSTS PAID

STATE OF _____
COUNTY OF _____

I, _____, as _____ of Clayton Properties Group, Inc., a Tennessee corporation, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is _____, and I am _____ of Clayton Properties Group, Inc. (“Developer”). I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Cypress Ridge Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“District”).
4. The Developer recognizes that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain certain improvements as is authorized pursuant to Chapter 190, *Florida Statutes*, including the improvements attached hereto as **Exhibit A** (“Improvements”).
5. Developer has acted as prime general contractor and has expended funds to construct improvements and to complete or cause to be completed certain associated work product as described in the *Preliminary Engineer’s Report*, dated April 2023. The attached **Exhibit A** accurately identifies the improvements/work product completed to date. Notwithstanding anything to the contrary herein, Developer agrees to timely make payment for any remaining amounts due to contractors or professionals. Evidence of costs paid, including payment applications, invoices, and other documentation, is complete and on file with the Developer, and is capable of being produced upon request.
6. The Developer has expended at least \$ _____ to complete the Improvements and Work Product. The Developer has copies of invoices and proof of payment on file and agrees to produce said documentation to the District upon request.
7. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed Improvements.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ____ day of _____, 2026.

CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporation

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____, as _____ of Clayton Properties Group, Inc., for and on behalf of said entity. He [] is personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

Exhibit A:
Identification of Improvements

The following Improvements located at the property identified as Tract F-4 on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 – 334, of the Official Records of Hillsborough County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the amenity building, pool, playground, sport courts, bathrooms, parking lots, open space and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

**DEVELOPER ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS
AND WORK PRODUCT**

CYPRESS RIDGE AMENITY CENTER

THIS DEVELOPER ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ___ day of _____, 2026, by _____ as _____ of **CLAYTON PROPERTIES GROUP, INC.**, with offices located at 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (“Developer”), in favor of the **CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT** (“District”), a local unit of special-purpose government situated in Hillsborough County, Florida, with offices located at c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Developer has managed, overseen, and contracted for the construction of certain infrastructure improvements (“Improvements”) and associated plans, designs, permits and other work product (“Work Product”) related to the development of the Cypress Ridge Amenity Center. The Improvements and Work Product completed and to be acquired are more generally described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Developer acknowledges that the District is acquiring or has acquired the Improvements and Work Product completed or caused to be completed by Developer.

SECTION 3. CONTRACT RIGHTS. Developer hereby expressly acknowledges the District’s right to enforce the terms of all contracts, purchase orders, or other agreements under which the Improvements and Work Product were completed, including but not limited to any warranties, contract rights and remedies, standard of care provisions and other forms of indemnification provided therein and/or available under Florida law. Developer agrees to cooperate in obtaining all releases, acknowledgments, and other documents the District requires from contractors and professionals who completed work necessary to construct or produce the Improvements and/or Work Product. In the event that such releases, acknowledgments, or other documents cannot be obtained, Developer agrees to provide such additional warranties or assurances as the District may require.

SECTION 3. WARRANTY. Developer hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A**, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors, and hereby expressly acknowledges the District’s right to rely upon and enforce any other warranties provided under Florida law, including but not limited to those warranties provided by subcontractors, vendors, and materialmen.

SECTION 4. INDEMNIFICATION. Developer indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Developer, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Developer hereby acknowledges that it has fully compensated all contractors, vendors, materialmen, professionals, or others performing work related to completion of the Improvements and the Work Product. Developer further certifies that no outstanding requests for payment exist related to the Improvements or Work Product identified in **Exhibit A**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as

to the appropriateness of payment made for the Improvements or Work Product.

SECTION 6. PUBLIC RECORDS. Developer acknowledges that all documents connected with the Improvements, Work Product, and acquisition thereof may be public records and treated as such in accordance with Florida law, and agrees to, upon request, produce such documentation, including but not limited to documentation of funds expended to construct the Improvements and complete the Work Product, such as invoices, payment applications, and other payment records.

SECTION 7. EFFECTIVE DATE. This Developer Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporation

By: _____

[print name]

Its: _____

[print name]

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026, by _____, as _____ of Clayton Properties Group, Inc., for and on behalf of said entity. He [] is personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

Exhibit A:
Identification of Improvements

The following Improvements located at the property identified as Tract F-4 on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 – 334, of the Official Records of Hillsborough County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the amenity building, pool, playground, sport courts, bathrooms, parking lots, open space and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

**CONTRACTOR’S ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN
IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT
TERMS FOR THE CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ___ day of _____, 2026, by _____, _____ of _____, having offices located at _____ (“Contractor”), in favor of the **CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT** (“District”), a local unit of special-purpose government situated in Hillsborough County, Florida, and having offices located at c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (“Improvements”). The Improvements constructed and acquired are more generally described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor.

SECTION 3. WARRANTY. Contractor hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A** and hereby expressly acknowledges the District’s right to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit A**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit A**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

CONTRACTOR: _____

By: _____

Its: _____

[print name]

[print name]

EXHIBIT A

[to be added]

BILL OF SALE AND LIMITED ASSIGNMENT

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this ____ day of _____, 2026, by **Clayton Properties Group, Inc.**, a Tennessee corporation, whose address is 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (“**Grantor**”), and for the **Cypress Ridge Community Development District**, a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, (“**District**” or “**Grantee**”) whose address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements and other property interests as described below, located within the property as further described in **Exhibit A** attached hereto, to have and to hold for Grantee’s own use and benefit forever:

- a. **Improvements:** All amenity center improvements, landscaping/hardscaping improvements, and drainage/stormwater improvements identified in **Exhibit A** (together, “**Improvements**”); and
- b. **Work Product:** All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals, and work product (together, “**Work Product**”) relating to the Improvements if any; and
- c. **Warranty and Indemnity Rights:** All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and the Work Product (“**Warranty and Indemnity Rights**”), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights); and
- d. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Work Product and Improvements; (ii) the Work Product and Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Work Product and Improvements; and (iv) the Grantor will warrant and defend the sale of the Work Product and Improvements hereby made unto the Grantee against the lawful claims and demands of all persons whatsoever.

3. This conveyance is made on an “as is” basis; however, the Grantor represents that it has no knowledge of any defects whatsoever in the Work Product or Improvements, and hereby assigns, transfers

and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law. This instrument shall be governed by, and construed under, the laws of the State of Florida.

5. As consideration for the sale of the Improvements and the Work Product, and subject to (and without intending to alter) the provisions of that certain *Agreement Regarding the Acquisition of Certain Work Product, Improvements & Real Property By and Between Clayton Properties Group, Inc., and Cypress Ridge Community Development District* dated August 30, 2023, among any other applicable acquisition agreements related to future bond series, the Grantee shall make payment for the cost of the Improvements and Work Product up to the amounts set forth herein from the proceeds of any applicable current or future series of bonds, should such funds become available.

[Signatures of following page]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporation

Name: _____
Address: 3020 South Florida Avenue,
Suite 101, Lakeland, Florida 33803

By: _____
Its: _____

Name: _____
Address: 3020 South Florida Avenue,
Suite 101, Lakeland, Florida 33803

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026, by _____, as _____ of Clayton Properties Group, Inc., for and on behalf of said entity. He [] is personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

Exhibit A: Identification of Improvements

Exhibit A:
Identification of Improvements

The following Improvements located at the property identified as Tract F-4 on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 – 334, of the Official Records of Hillsborough County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the amenity building, pool, playground, sport courts, bathrooms, parking lots, open space and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

CERTIFICATION OF DISTRICT ENGINEER

_____, 2026

Board of Supervisors
Cypress Ridge Community Development District
c/o Jill Burns, District Manager
Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

Re: Cypress Ridge Community Development District
Acquisition of Amenity Center

Ladies and Gentlemen:

The undersigned, Heather Wertz, P.E., of Absolute Engineering, Inc., as District Engineer of the Cypress Ridge Community Development District (“District”), hereby makes the following certifications in connection with the District’s acquisition of certain work product and improvements (“Improvements”), as described in **Exhibit A** attached hereto.

The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have inspected the Improvements, as well as any and all site plans, plats, agreements, construction and development drawings, plans and specifications, surveys, engineering reports, soil reports, and documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.
2. The Improvements have been completed in compliance with the applicable governmental requirements, including but not limited to all permits, Hillsborough County regulations and code and, if applicable, FDOT regulations and code.
3. In my opinion, the Improvements are within the scope of Chapter 190, *Florida Statutes*, and are included in the District’s capital improvement plan as described in the *Preliminary Engineer’s Report, dated April 2023*; were installed in accordance with their specifications; and are free from obstruction and capable of performing the functions for which they were intended.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
5. The Improvements specifically benefit property within the boundaries of the District.
6. With this document, I hereby certify that it is appropriate at this time to transfer the Improvements to the District for ownership, and operation and maintenance responsibilities.

[Signature on following page]

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

ABSOLUTE ENGINEERING, INC.

Heather Wertz, P.E.
Florida Registration No. _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by Heather Wertz of Absolute Engineering, Inc., who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A:
Identification of Improvements

The following Improvements located at the property identified as Tract F-4 on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 – 334, of the Official Records of Hillsborough County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the amenity building, pool, playground, sport courts, bathrooms, parking lots, open space and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

RELEASE OF RESTRICTIONS ON CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS SPECIFICATIONS, RELATED DOCUMENTS, AND SERVICES CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

CYPRESS RIDGE AMENITY CENTER

THIS RELEASE is made the ___ day of _____, 2026, by **Absolute Engineering, Inc.** (“**Professional**”), a Florida corporation, with an address of 1000 N. Ashley Drove, Suite 925, Tampa, Florida 33602, in favor of **Cypress Ridge Community Development District** (“**District**”), a local unit of special purpose government, being situated in Hillsborough County, Florida, and having offices located at c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

RECITALS

WHEREAS, Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain amenity improvements as described in **Exhibit A**, for Clayton Properties Group, Inc., (“**Developer**”) as owner and developer of lands within the District (“**Work Product**”); and

WHEREAS, the District intends to acquire the Work Product from the Developer and thereby secure the unrestricted right to use and rely upon the same for any and all purposes; and

WHEREAS, the District has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and Professional agree as follows:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release. Professional acknowledges that the District is acquiring the Work Product from the Developer, and acquiring the Improvements to which it relates, and for that purpose the District has requested that Professional confirm the release of all restrictions on the District’s right to use and rely upon the Work Product.

SECTION 2. RELEASE. Premised upon the District’s agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District’s right to use and rely upon the Work Product for any and all purposes. Further, Professional acknowledges that all warranties, contracts and rights and remedies thereunder and other forms of indemnification, if any, may be freely transferred to the District from the Developer.

SECTION 3. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that Professional has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that there are no outstanding requests for payment related to the Work Product and that there is no disagreement as to the appropriateness of payment made for Work Product.

SECTION 4. EFFECTIVE DATE. This Release shall take effect upon execution. This Release is effective only for the Work Product identified in **Exhibit A**, and Professional is not waiving or releasing any rights with respect to future work to be conducted pursuant to its existing agreement.

ATTEST

ABSOLUTE ENGINEERING, INC.

By: _____

By: Heather Wertz
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this ____ day of _____, 2026, by Heather Wertz of Absolute Engineering, Inc., who is personally known to me or who has produced _____ as identification, and did or did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A: Description of Work Product

Exhibit A:
Description of Work Product

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the below-referenced improvements:

The following Improvements located at the property identified as Tract F-4 on the Plat entitled *Cypress Ridge Phase 1* as recorded in Plat Book 147, Pages 294 – 334, of the Official Records of Hillsborough County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the amenity building, pool, playground, sport courts, bathrooms, parking lots, open space and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

SECTION VII

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 upon registering for amenity access with the District after 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. In addition to the access cards, each household may register up to two (2) cell phone numbers with corresponding emails of residents over the age of 18 years old. Cell phones registered will be able to be used to access the facility through an app provided by the District. 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.

SECTION VIII

*Item will be
provided to
Board under
separate cover
for
confidentiality
purposes.*

SECTION IX

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Cypress Ridge Community Development District

Summary of Check Register

December 1, 2025 to January 31, 2026

Fund	Date	Check No.'s	Amount
General Fund	12/12/25	219	\$ 1,695.00
	12/22/25	220-223	\$ 827,822.88
	1/13/26	224-226	\$ 12,295.00
	1/28/26	227-229	\$ 14,586.50
		Subtotal	\$ 856,399.38
General Fund - Auto Pay	12/31/25	8003-8004	\$ 9,154.45
	1/31/26	8005-8006	\$ 8,950.65
		Subtotal	\$ 18,105.10
Total Amount			\$ 874,504.48

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/12/25	00028	12/06/25	118786	202512	320-53900-49100		REMSON AQUATICS LLC	*	1,695.00	1,695.00	000219
12/22/25	00031	12/22/25	ASSMTS	202512	300-20700-10000		CYPRESS RIDGE CDD	*	817,313.87	817,313.87	000220
12/22/25	00002	12/01/25	111	202512	320-53900-34000		DEC25 FIELD MANAGEMENT	*	1,250.00		
		12/01/25	112	202512	310-51300-34000		DEC25 MANAGEMENT FEES	*	3,343.67		
		12/01/25	112	202512	310-51300-35200		DEC25 WEBSITE ADMIN	*	108.17		
		12/01/25	112	202512	310-51300-35100		DEC25 INFORMATION TECH	*	162.25		
		12/01/25	112	202512	310-51300-31300		DEC25 DISSEMINATION	*	437.50		
		12/01/25	112	202512	310-51300-51000		OFFICE SUPPLIES	*	2.50		
		12/01/25	112	202512	310-51300-42000		POSTAGE	*	107.92		
		12/01/25	112	202512	310-51300-49000		MEETING ROOM - HAMPTON IN	*	302.50		
							GOVERNMENTAL MANAGEMENT SERVICES			5,714.51	000221
12/22/25	00014	12/16/25	13759	202511	310-51300-31500		KILINSKI VAN WYK PLLC	*	1,044.50	1,044.50	000222
12/22/25	00028	12/12/25	118857	202512	320-53900-49100		REMSON AQUATICS LLC	*	3,750.00	3,750.00	000223
1/13/26	00022	12/19/25	27437	202512	320-53900-47100		CARDINAL LANDSCAPING	*	8,850.00	8,850.00	000224
1/13/26	00032	1/09/26	2914	202601	330-57200-48300		H2 LAGOON SOLUTIONS	*	1,750.00	1,750.00	000225
1/13/26	00028	1/04/26	118867	202601	320-53900-46100		REMSON AQUATICS LLC	*	1,695.00	1,695.00	000226

CRCD CYPRESS RIDGE LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/26	00022	1/22/26	28433	202601	320	53900	47100		LANDSCAPE MAINT JAN26	*	8,850.00		
CARDINAL LANDSCAPING												8,850.00	000227
1/28/26	00033	12/31/25	2	202512	320	53900	49100		REPLACE SIGN POST	*	221.15		
GOVERNMENTAL MANAGEMENT SERVICES TA												221.15	000228
1/28/26	00002	1/01/26	116	202601	320	53900	34000		FIELD MGMT	*	1,250.00		
		1/01/26	117	202601	310	51300	34000		MGMT FEES	*	3,343.67		
		1/01/26	117	202601	310	51300	35200		WEBSITE ADMIN	*	108.17		
		1/01/26	117	202601	310	51300	35100		INFORMATION TECH	*	162.25		
		1/01/26	117	202601	310	51300	31300		DISS AGENT	*	437.50		
		1/01/26	117	202601	310	51300	51000		OFFICE SUPPLIES	*	2.50		
		1/01/26	117	202601	310	51300	42000		POSTAGE	*	60.01		
		1/01/26	117	202601	310	51300	49000		MEETING ROOM	*	151.25		
GOVERNMENTAL MANAGEMENT SERVICES												5,515.35	000229
TOTAL FOR BANK A											856,399.38		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/31/25	00030	12/01/25	TECODEC2 202512 320-53100-43100		*	7,689.51	
		12/25	STREETLIGHT EXP				
		12/20/25	TECODEC2 202512 320-53100-43000		*	1,416.52	
		12/25	FIELD ELECTRIC				
				TECO ELECTRIC			9,106.03 008003

12/31/25	00030	12/01/25	TECODEC2 202512 320-53100-43100		*	48.42	
		12/25	ELECTRIC SVC CHG				
				TECO ELECTRIC			48.42 008004

1/31/26	00030	1/01/26	TECOJAN2 202601 320-53100-43100		*	7,689.51	
		1/26	STREETLIGHT UTILITY				
		1/01/26	TECOJAN2 202601 320-53100-43000		*	968.57	
		1/26	FIELD ELECTRIC				
		1/01/26	TECOJAN2 202601 320-53100-43100		*	48.60	
		1/26	ELECTRIC SVC CHG				
				TECO ELECTRIC			8,706.68 008005

1/31/26	00034	1/01/26	FRONTIER 202601 330-57200-41000		*	243.97	
		1/26	AMENITY INTERNET SVC				
				FRONTIER COMMUNICATIONS			243.97 008006

				TOTAL FOR BANK Z		18,105.10	
				TOTAL FOR REGISTER		874,504.48	

SECTION 2

Cypress Ridge
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Cypress Ridge
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Fund
Assets:				
Operating Account	\$ 348,292	\$ -	\$ -	\$ 348,292
Due From Developer	-	-	84,642	84,642
Due from General Fund	-	4,984	-	4,984
Prepaid Items	-	-	-	-
Investments:		-	-	
<u>Series 2023</u>				
Reserve	-	409,292	-	409,292
Revenue	-	910,056	-	910,056
Interest	-	-	-	-
Prepayment	-	1,613,334	-	1,613,334
Construction	-	-	219	219
Cost of Issuance	-	-	-	-
Total Assets	\$ 348,292	\$ 2,937,667	\$ 84,861	\$ 3,370,820
Liabilities:				
Accounts Payable	\$ 19,707	\$ -	\$ -	\$ 19,707
Accrued Expenses	-	-	-	-
Retainage Payable	-	-	-	-
Due To Debt Service	4,984	-	-	4,984
FICA Payable	92	-	-	92
Federal Withholding	50	-	-	50
Developer Advance	-	-	-	-
Deferred Revenue	-	-	-	-
Total Liabilities	\$ 24,833	\$ -	\$ -	\$ 24,833
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	2,937,667	-	2,937,667
Capital Projects	-	-	84,861	84,861
Unassigned	323,459	-	-	323,459
Total Fund Balances	\$ 323,459	\$ 2,937,667	\$ 84,861	\$ 3,345,987
Total Liabilities & Fund Balance	\$ 348,292	\$ 2,937,667	\$ 84,861	\$ 3,370,820

Cypress Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Revenues</u>				
Assessments- Tax Roll	\$ 422,352	\$ 421,150	\$ 421,150	\$ -
Assessments- Direct	73,731	36,864	36,864	-
Total Revenues	\$ 496,083	\$ 458,015	\$ 458,015	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 2,000	\$ 1,600	\$ 400
FICA Expense	459	153	122	31
Engineering	10,000	3,333	-	3,333
Attorney	15,000	5,000	5,601	(601)
Annual Audit	3,300	1,100	-	1,100
Assessment Administration	5,000	5,000	5,000	-
Arbitrage	900	300	-	300
Dissemination	5,250	1,750	1,750	-
Amortization Schedules	600	600	1,000	(400)
Disclosure Software	1,500	1,500	1,500	-
Trustee Fees	8,020	2,673	-	2,673
Management Fees	40,124	13,375	13,375	(0)
Information Technology	1,947	649	649	(0)
Website Maintenance	1,298	433	433	(0)
Postage & Delivery	600	200	504	(304)
Insurance	6,686	6,686	6,163	523
Copies	850	283	-	283
Legal Advertising	2,500	833	2,327	(1,493)
Contingency	2,500	833	713	120
Office Supplies	625	208	8	201
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 113,333	\$ 47,085	\$ 40,919	\$ 6,166

Cypress Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<i><u>Operations & Maintenance</u></i>				
<i><u>Field Expenses</u></i>				
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Property Insurance	10,000	10,000	1,960	8,040
Landscape Maintenance	125,500	41,833	35,400	6,433
Landscape Replacement & Enhancements	5,000	1,667	-	1,667
Irrigation Repairs	2,500	833	-	833
Lake Maintenance	25,000	8,333	6,780	1,553
Electric	5,000	1,667	2,385	(718)
Streetlighting	95,000	31,667	31,089	577
General Field Contingency	10,000	3,333	6,322	(2,989)
Total Field Operations	\$ 293,000	\$ 104,333	\$ 88,937	\$ 15,397
<i><u>Amenity Expenses</u></i>				
Amenity Management	\$ 8,583	\$ 2,861	\$ 1,750	\$ 1,111
Amenity - Electric	12,500	4,167	-	4,167
Amenity- Water	4,167	1,389	-	1,389
Internet	2,500	833	244	589
Pest Control	1,250	417	-	417
Janitorial Services	15,417	5,139	-	5,139
Pool Maintenance	22,500	7,500	-	7,500
Amenity Repairs and Maintenance	8,333	2,778	-	2,778
Amenity Contingency	14,500	4,833	560	4,273
Total Amenity	\$ 89,750	\$ 29,917	\$ 2,554	\$ 27,363
Total Expenditures	\$ 496,083	\$ 181,335	\$ 132,410	\$ 48,925
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 325,605	
Fund Balance - Beginning	\$ -		\$ (2,146)	
Fund Balance - Ending	\$ -		\$ 323,459	

Cypress Ridge

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 824,642	\$ 822,298	\$ 822,298	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,270,422	\$ 1,270,422
Interest	\$ -	\$ -	\$ 19,604	\$ 19,604
Total Revenues	\$ 824,642	\$ 822,298	\$ 2,112,324	\$ 1,290,026
Expenditures:				
Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ 335,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 430,000	\$ (430,000)
Principal Expense - 5/1	\$ 185,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 335,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 855,000	\$ 335,000	\$ 765,000	\$ (430,000)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (30,358)		\$ 1,347,324	
Fund Balance - Beginning	\$ 450,873		\$ 1,590,343	
Fund Balance - Ending	\$ 420,514		\$ 2,937,667	

Cypress Ridge
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Proposed Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Developer Contributions	\$ -	\$ 1,123,595	\$ 1,123,595	\$ -
Interest	\$ -	\$ -	\$ 1,858	\$ 1,858
Total Revenues	\$ -	\$ 1,123,595	\$ 1,125,453	\$ 1,858
Expenditures:				
Contingency	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ 1,188,109	\$ 1,188,109	\$ -
Total Expenditures	\$ -	\$ 1,188,109	\$ 1,188,109	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ (12)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12)	\$ (12)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (62,669)	
Fund Balance - Beginning	\$ -		\$ 147,530	
Fund Balance - Ending	\$ -		\$ 84,861	

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	\$409,292
Reserve Fund Balance	\$409,292
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)
LESS: Principal Payment - 08/1/25	(\$655,000)
LESS: Principal Payment - 11/1/25	(\$430,000)
CURRENT BONDS OUTSTANDING	\$11,330,000

Cypress Ridge
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 449,309.16 \$ 877,278.27 \$ 1,326,587.43
 Net Assessments \$ 422,350.61 \$ 824,641.57 \$ 1,246,992.18

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	33.87%	66.13%	100.00%
							O&M Portion	2023 Debt Service	Total
11/7/24	11/01/2025-11/09/2025	\$25,167.13	(\$1,006.69)	(\$483.21)	\$0.00	\$23,677.23	\$8,019.37	\$15,657.86	\$23,677.23
11/20/24	11/10/2025-11/16/2025	\$213,028.62	(\$8,521.30)	(\$4,090.15)	\$0.00	\$200,417.17	\$67,880.39	\$132,536.78	\$200,417.17
12/03/25	11/17/2025-11/25/2025	\$900,634.26	(\$36,026.28)	(\$17,292.15)	\$0.00	\$847,315.83	\$286,982.04	\$560,333.79	\$847,315.83
12/04/25	11/26/2025-11/30/2025	\$135,291.37	(\$5,411.72)	(\$2,597.60)	\$0.00	\$127,282.05	\$43,109.85	\$84,172.20	\$127,282.05
12/18/25	12/01/2025-12/14/2025	\$39,425.41	(\$1,446.62)	(\$759.57)	\$0.00	\$37,219.22	\$12,605.98	\$24,613.24	\$37,219.22
01/09/26	12/15/2025-12/31/2025	\$6,520.32	(\$195.61)	(\$126.50)	\$0.00	\$6,198.21	\$2,099.31	\$4,098.90	\$6,198.21
01/16/26	Interest	\$1,338.97	\$0.00	\$0.00	\$0.00	\$1,338.97	\$453.50	\$885.47	\$1,338.97
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,321,406.08	\$ (52,608.22)	\$ (25,349.18)	\$ -	\$ 1,243,448.68	\$ 421,150.44	\$ 822,298.24	\$ 1,243,448.68

99.72%	Net Percent Collected
\$3,543.50	Balance Remaining to Collect

Land South Equities LLC					
2026-01					
			Net Assessments	\$ 73,728.71	\$ 36,864.35
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
10/14/25	10/1/25	20982	\$ 36,864.35	\$ 36,864.35	\$ 36,864.35
	2/1/26		\$ 18,432.18	\$ -	\$ -
	5/1/26		\$ 18,432.18	\$ -	\$ -
			\$ 73,728.71	\$ 36,864.35	\$ 36,864.35