

*Cypress Ridge  
Community Development District*

*Meeting Agenda*

*April 9, 2026*

# AGENDA

# *Cypress Ridge*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

April 2, 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, April 9, 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/82216788167>

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

**Meeting ID:** 822 1678 8167

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 March 12, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-08 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 9, 2026)
5. 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
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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, March 12, 2026** at 1:45 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade <i>by Zoom</i>	Chairman
Garret Parkinson	Vice Chairman
Brian Walsh	Assistant Secretary
Kareyann Ellison	Assistant Secretary
Brent Elliott	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 1:45 p.m. and called the roll. Four Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Swearing in Elected Supervisor Garret Parkinson (Seat #4)(*Elected at November 19, 2025 Landowners' Election*)**

Ms. Burns swore in Mr. Parkinson.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of December 11, 2025  
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the December 11, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Minutes of December 11, 2025 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Conveyance Documents for Phase 1 Common Area Tracts**

Mr. Collins stated these documents convey the common area tracts that are ready to be conveyed for Phase 1. Title reports were pulled and showed no issues and only a deed was needed. He noted there are additional Phase 1 common area tracts not yet ready for turnover, these will return at a future meeting.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Conveyance Documents for Phase 1 Common Area Tracts, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Acquisition of Amenity Center Document Package**

Mr. Collins stated this is the full acquisition of the Amenity Center. This construction contract wasn't originally signed so he noted the full acquisition was needed. He stated that it needed to be approved in substantial form due to GMS accounting asking to see the construction costs formatted.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Acquisition of Amenity Center Document Package, was approved in substantial form.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Amended Amenity Policy Verbiage Regarding Access Cards & Mobile App Use**

Ms. Burns reviewed the policy and stated there was a change and they are bringing this back to the Board for ratification. The system that was installed had a feature that they don't have

anywhere else where you can use your cell phone as an access card. The policy allows each household to assign two cell phone numbers for access limited to individuals over 18.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Amended Amenity Policy Verbiage Regarding Access Cards & Mobile App Use, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals from Nation Security for Patrol Services *(to be provided to Board of Supervisors under separate cover for confidentiality purposes)***

Ms. Burns reviewed the Nation Security Proposal options and referenced a summary sheet prepared. The Amenity facility recently opened and there are no reported issues yet. She noted the budget is \$14,500. Starting out doing seasonal 16 hours would be \$6,948. That would leave around \$9,000 in the budget. Ms. Burns noted a typo in the seasonal timeline/pricing summary. Coverage between Spring break through Labor Day on weekends. She explained there was a 30-day termination without cause if it needed to be terminated.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Proposals from Nation Security for Patrol Services, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had nothing to report.

**A. Engineer**

The District Engineer was not present, the next item followed.

**B. Field Manager's Report**

Mr. Smith presented the report that had some updates from the last meeting. The approved pond signage was installed, he stated there were two different versions. There were some street signs that were found laying down or bent and those were repaired. The ponds had some extensive cutbacks of overgrowth around the ponds; the landscaper was able to clean that up. Multiple

freezes caused landscape damage, the vendor will begin cutbacks next week after the freeze window. The plan is to cut back dead material first, then assess what flushes back vs. what requires replacement. Proposal for replacements will come later. He noted that there is a lot of damage around the Amenity Center. He noted it still looks good, just needs some attention. The aquatics vendor has been dealing with some lingering aquatic vegetation in a few ponds they have significantly reduced the presence. Most sites have really low ponds right now. Cypress Ridge does have some that show a bit of an exposed bank around the pond.

He stated the contractor they chose for the Amenity Center that's doing both janitorial and the full maintenance services hasn't had any issues or concerns. The next item is the irrigation wells; they do have a water use permit that requires tracking and reporting. He noted that he did get a quote to add some meters to these because there is currently no meter. There's no way to track the flow. Once those are in place everything can be updated.

Mr. Smith presented the proposal to refresh the mulch at the front entrance along 579 and then down Bishop Road all the way to the first intersection. There is a limited budget in landscape replacements/enhancements line items (\$5,000) but flexibility due to landscape maintenance line item being under budget. Mr. Milton advised holding off on boulevard mulching/plantings tied to Phase 2 due to planned sidewalk widening that will impact planting beds. Mr. Smith recommended they hold on to the Bishop Road portions of the project. Mr. Smith was told to get a price for it to be approved.

Mr. Smith noted the landscape maintenance and management company they work with frequently manage a lot of the water use permits. They go around and read and report them. They've given two proposals. They provided a fee to install two meters, one on each well. The second part is a proposal to do the reporting. Mr. Smith noted that they do a very good job and make sure it's in compliance. Getting the meters in place for right now. They only charge \$3,000 for the year.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Installation of the Meters, was approved.
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**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated the check register is in the agenda package for review, totaling \$874,00. She offered to take questions on any of the invoices.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, 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.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Ridge Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	Thursday, July 9, 2026
HOUR:	1:45 PM
LOCATION:	Hampton Inn - Plant City 2702 Thonotosassa Road Plant City, Florida 33563

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

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

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF APRIL 2026.**

ATTEST:

**CYPRESS RIDGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

***Cypress Ridge***  
***Community Development District***

***Proposed Budget***  
***FY2027***



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**Cypress Ridge**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments- Tax Roll	\$ 422,352	\$ 423,271	\$ -	\$ 423,271	\$ 581,473
Assessments- Direct	73,731	55,297	18,434	73,731	75,268
Developer Contributions	-	-	-	-	28,128
<b>Total Revenues</b>	<b>\$ 496,083</b>	<b>\$ 478,568</b>	<b>\$ 18,434</b>	<b>\$ 497,002</b>	<b>\$ 684,868</b>

**Expenditures**

*General & Administrative*

Supervisor Fees	\$ 6,000	\$ 1,600	\$ 2,240	\$ 3,840	\$ 6,000
FICA Expense	459	122	171	294	459
Engineering	10,000	-	5,000	5,000	10,000
Attorney	15,000	7,084	9,917	17,001	15,000
Annual Audit	3,300	-	3,300	3,300	3,400
Assessment Administration	5,000	5,000	-	5,000	5,000
Arbitrage	900	-	900	900	900
Dissemination	5,250	2,188	3,063	5,250	5,250
Amortization Schedules	600	1,000	500	1,500	600
Disclosure Software	1,500	1,500	-	1,500	1,500
Trustee Fees	8,020	-	8,020	8,020	8,020
Management Fees	40,124	16,718	23,406	40,124	42,130
Information Technology	1,947	811	1,136	1,947	2,044
Website Maintenance	1,298	541	757	1,298	1,363
Postage & Delivery	600	504	706	1,210	600
Insurance	6,686	6,163	-	6,163	6,779
Copies	850	-	250	250	850
Legal Advertising	2,500	2,327	3,257	5,584	2,500
Contingency	2,500	767	1,073	1,840	2,500
Office Supplies	625	8	11	18	625
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative</b>	<b>\$ 113,333</b>	<b>\$ 46,507</b>	<b>\$ 63,706</b>	<b>\$ 110,213</b>	<b>\$ 115,696</b>

**Operation and Maintenance**

*Field Expenses*

Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,750
Property Insurance	10,000	1,960	-	1,960	9,006
Landscape Maintenance	125,500	44,250	61,950	106,200	175,000
Landscape Replacement & Enhancements	5,000	2,500	3,500	6,000	55,000
Irrigation Repairs	2,500	986	4,500	5,486	15,000
Lake Maintenance	25,000	8,475	11,865	20,340	30,000
Electric	5,000	3,470	8,097	11,567	12,000
Streetlighting	95,000	38,782	54,295	93,077	125,000
Water Reporting	-	-	1,500	1,500	3,000
General Field Contingency	10,000	6,322	8,851	15,174	10,000
<b>Total Field Expenses</b>	<b>\$ 293,000</b>	<b>\$ 112,996</b>	<b>\$ 163,308</b>	<b>\$ 276,303</b>	<b>\$ 449,756</b>

**Cypress Ridge**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Amenity Expenses</i>					
Amenity Management	\$ 8,583	\$ 2,500	\$ 5,833	\$ 8,333	\$ 12,500
Amenity - Electric	12,500	2,666	9,100	11,766	12,500
Amenity- Water	4,167	-	2,500	2,500	4,167
Internet	2,500	294	350	644	2,000
Pest Control	1,250	-	-	-	1,250
Janitorial Services	15,417	-	-	-	-
Pool Maintenance	22,500	3,500	12,250	15,750	-
Pool and Janitorial Services	-	-	-	-	25,000
Security Services	-	-	15,000	15,000	25,000
Amenity Repairs and Maintenance	8,333	-	2,500	2,500	15,000
Holiday Lighting	-	-	-	-	7,500
Contingency	14,500	560	2,500	3,060	14,500
<b>Total Amenity Expenses</b>	<b>\$ 89,750</b>	<b>\$ 9,520</b>	<b>\$ 50,033</b>	<b>\$ 59,553</b>	<b>\$ 119,417</b>
<b>Total Expenditures</b>	<b>\$ 496,083</b>	<b>\$ 169,022</b>	<b>\$ 277,047</b>	<b>\$ 446,069</b>	<b>\$ 684,868</b>
<i>Other Financing Sources/Uses:</i>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 309,546</b>	<b>\$ (258,613)</b>	<b>\$ 50,933</b>	<b>\$ 0</b>

Net Assessments	\$ 656,740
Discounts and Collections (6%)	\$ 41,920
<b>Gross Assessments</b>	<b>\$ 698,660</b>

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	369	\$ 581,472.64	\$ 1,575.81	\$ 1,676.39
Unplatted Lots - Direct	687	\$ 75,267.83	\$ 109.56	\$ 116.55
<b>Total</b>	<b>1056</b>	<b>\$ 656,740.47</b>		

Development	Units	FY26 Adopted Gross Per Unit	FY27 Proposed Gross Per Unit	Variance
Single Family	369	\$ 1,217.64	\$ 1,676.39	\$ 458.75
Unplatted Lots - Direct	687	\$ 114.17	\$ 116.55	\$ 2.38

# 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

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## **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.

## Water Reporting

The District is in contract with Ballanger Landcare to provide monthly monitoring and reporting of irrigation well flow meter readings in compliance with SWFWMD water use permit (WUP) requirements.

## 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.

# Cypress Ridge Community Development District General Fund Budget

## Pool and Janitorial Services

The District is in contact with H2 Pool Service to provide pool cleaning and janitorial services 3 times a week. The services include, but are not limited to, pool cleaning, restroom cleaning, pool deck services and monthly pressure washing.

## Security Services

The District is in contract with Nation Security Services to provide security services for the amenity properties a minimum of 16 hours a week.

## Amenity Repairs & Maintenance

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

## Holiday Lighting

Represents funds allocated to decorate the amenity areas for the holidays.

## 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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Direct	\$ 824,642	\$ 826,439	\$ -	\$ 826,439	\$ 409,727
Assessments- Prepayment	\$ -	\$ 1,586,729	\$ 150,000	\$ 1,736,729	
Interest	\$ -	\$ 27,764	\$ 38,870	\$ 66,634	\$ -
Carry Forward Surplus	\$ 450,873	\$ 1,181,051	\$ -	\$ 1,181,051	\$ 957,075
<b>Total Revenues</b>	<b>\$ 1,275,514</b>	<b>\$ 3,621,983</b>	<b>\$ 188,870</b>	<b>\$ 3,810,853</b>	<b>\$ 1,366,802</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ -	\$ 335,000	\$ 281,072
Special Call - 11/1	\$ -	\$ -	\$ 430,000	\$ 430,000	\$ -
Principal Expense - 5/1	\$ 185,000	\$ -	\$ 155,000	\$ 155,000	\$ 160,000
Interest Expense - 5/1	\$ 335,000	\$ -	\$ 284,850	\$ 284,850	\$ 281,072
Interest Expense - 2/1	\$ -	\$ 18,928	\$ -	\$ 18,928	\$ -
Special Call - 2/1	\$ -	\$ 1,330,000	\$ -	\$ 1,330,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -
<b>Total Expenditures</b>	<b>\$ 855,000</b>	<b>\$ 1,683,928</b>	<b>\$ 1,169,850</b>	<b>\$ 2,853,778</b>	<b>\$ 722,144</b>
<b>Other Financing Sources/((Uses))</b>					
Transfer In/((Out))	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/((Uses))</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/((Expenditures))</b>	<b>\$ 420,514</b>	<b>\$ 1,938,055</b>	<b>\$ (980,980)</b>	<b>\$ 957,075</b>	<b>\$ 644,659</b>

Interest Expense 11/1/27	\$ 277,172
<b>Total</b>	<b>\$ 277,172</b>

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 40'	77	\$ 159,540.15	\$ 2,071.95	\$ 2,204.20
Single Family 50'	87	\$ 225,323.91	\$ 2,589.93	\$ 2,755.25
Single Family 60'	8	\$ 24,863.36	\$ 3,107.92	\$ 3,306.30
<b>Total</b>	<b>172</b>	<b>\$ 409,727.42</b>		

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

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/26	\$9,845,000		4.875%	\$281,071.88	\$281,071.88
05/01/27	\$9,845,000	\$ 160,000.00	4.875%	\$281,071.88	
11/01/27	\$9,685,000		4.875%	\$277,171.88	\$718,243.76
05/01/28	\$9,685,000	\$ 170,000.00	4.875%	\$277,171.88	
11/01/28	\$9,515,000		4.875%	\$273,028.13	\$720,200.01
05/01/29	\$9,515,000	\$ 180,000.00	4.875%	\$273,028.13	
11/01/29	\$9,335,000		4.875%	\$268,640.63	\$721,668.76
05/01/30	\$9,335,000	\$ 190,000.00	4.875%	\$268,640.63	
11/01/30	\$9,145,000		5.625%	\$264,009.38	\$722,650.01
05/01/31	\$9,145,000	\$ 200,000.00	5.625%	\$264,009.38	
11/01/31	\$8,945,000		5.625%	\$258,384.38	\$722,393.76
05/01/32	\$8,945,000	\$ 210,000.00	5.625%	\$258,384.38	
11/01/32	\$8,735,000		5.625%	\$252,478.13	\$720,862.51
05/01/33	\$8,735,000	\$ 220,000.00	5.625%	\$252,478.13	
11/01/33	\$8,515,000		5.625%	\$246,290.63	\$718,768.76
05/01/34	\$8,515,000	\$ 235,000.00	5.625%	\$246,290.63	
11/01/34	\$8,280,000		5.625%	\$239,681.26	\$720,971.89
05/01/35	\$8,280,000	\$ 250,000.00	5.625%	\$239,681.26	
11/01/35	\$8,030,000		5.625%	\$232,650.01	\$722,331.27
05/01/36	\$8,030,000	\$ 260,000.00	5.625%	\$232,650.01	
11/01/36	\$7,770,000		5.625%	\$225,337.51	\$717,987.52
05/01/37	\$7,770,000	\$ 280,000.00	5.625%	\$225,337.51	
11/01/37	\$7,490,000		5.625%	\$217,462.51	\$722,800.02
05/01/38	\$7,490,000	\$ 295,000.00	5.625%	\$217,462.51	
11/01/38	\$7,195,000		5.625%	\$209,165.63	\$721,628.14
05/01/39	\$7,195,000	\$ 310,000.00	5.625%	\$209,165.63	
11/01/39	\$6,885,000		5.625%	\$200,446.88	\$719,612.51
05/01/40	\$6,885,000	\$ 330,000.00	5.625%	\$200,446.88	
11/01/40	\$6,555,000		5.625%	\$191,165.63	\$721,612.51
05/01/41	\$6,555,000	\$ 350,000.00	5.625%	\$191,165.63	
11/01/41	\$6,205,000		5.625%	\$181,321.88	\$722,487.51
05/01/42	\$6,205,000	\$ 370,000.00	5.625%	\$181,321.88	
11/01/42	\$5,835,000		5.625%	\$170,915.63	\$722,237.51
05/01/43	\$5,835,000	\$ 390,000.00	5.625%	\$170,915.63	
11/01/43	\$5,445,000		5.625%	\$159,946.88	\$720,862.51
05/01/44	\$5,445,000	\$ 415,000.00	5.875%	\$159,946.88	
11/01/44	\$5,030,000		5.875%	\$147,756.25	\$722,703.13
05/01/45	\$5,030,000	\$ 435,000.00	5.875%	\$147,756.25	

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

Period Ending	Principal Balance	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/45	\$4,595,000		5.875%	\$134,978.13	\$717,734.38
05/01/46	\$4,595,000	\$ 465,000.00	5.875%	\$134,978.13	
11/01/46	\$4,130,000		5.875%	\$121,318.75	\$721,296.88
05/01/47	\$4,130,000	\$ 490,000.00	5.875%	\$121,318.75	
11/01/47	\$3,640,000		5.875%	\$106,925.00	\$718,243.75
05/01/48	\$3,640,000	\$ 520,000.00	5.875%	\$106,925.00	
11/01/48	\$3,120,000		5.875%	\$91,650.00	\$718,575.00
05/01/49	\$3,120,000	\$ 555,000.00	5.875%	\$91,650.00	
11/01/49	\$2,565,000		5.875%	\$75,346.88	\$721,996.88
05/01/50	\$2,565,000	\$ 585,000.00	5.875%	\$75,346.88	
11/01/50	\$1,980,000		5.875%	\$58,162.50	\$718,509.38
05/01/51	\$1,980,000	\$ 620,000.00	5.875%	\$58,162.50	
11/01/51	\$1,360,000		5.875%	\$39,950.00	\$718,112.50
05/01/52	\$1,360,000	\$ 660,000.00	5.875%	\$39,950.00	
11/01/52	\$700,000		5.875%	\$20,562.50	\$720,512.50
05/01/53	\$700,000	\$ 700,000.00	5.875%	\$20,562.50	
11/01/53					\$720,562.50
<b>Total</b>		<b>\$ 9,845,000.00</b>		<b>\$9,891,637.74</b>	<b>\$19,736,637.74</b>

# SECTION V

# SECTION C

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# Cypress Ridge Community Development District

## Summary of Check Register

February 1, 2026 to February 28, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/10/26	230-231	\$ 2,192.84
	2/24/26	2232-236	\$ 23,740.50
	2/25/26	237	\$ 4,256.13
		Subtotal	\$ 30,189.47
General Fund - Auto Pay	2/28/26	8007-8008	\$ 11,493.58
		Subtotal	\$ 11,493.58
<b>Total Amount</b>			<b>\$ 41,683.05</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00024	1/26/26	5	202601	310	51300	31350		DISCLOSURE SERVICES LLC	*	500.00	500.00	000230
2/10/26	00014	1/15/26	13977	202512	310	51300	31500		KILINSKI VAN WYK PLLC	*	1,692.84	1,692.84	000231
2/10/26	00028	1/31/26	118951	202602	320	53900	46100		REMSON AQUATICS LLC	*	1,695.00	1,695.00	000232
2/24/26	00022	2/18/26	28470	202602	320	53900	47100		CARDINAL LANDSCAPING	*	8,850.00	12,336.23	000233
		2/18/26	28484	202602	320	53900	49100			*	986.23		
		2/19/26	28485	202602	320	53900	47100			*	2,500.00		
2/24/26	00033	10/31/25	1	202510	320	53900	49100		GOVERNMENTAL MANAGEMENT SERVICES TA	*	1,930.00	2,911.18	000234
		1/30/26	3	202601	320	53900	49100			*	560.00		
		1/30/26	4	202601	320	53900	49100			*	200.55		
		1/30/26	5	202601	320	53900	49100			*	220.63		
2/24/26	00002	2/01/26	121	202602	320	53900	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	1,250.00	5,301.59	000235
		2/01/26	122	202602	310	51300	34000			*	3,343.67		
		2/01/26	122	202602	310	51300	35200			*	108.17		
		2/01/26	122	202602	310	51300	35100			*	162.25		
		2/01/26	122	202602	310	51300	31300			*	437.50		
2/24/26	00014	2/16/26	14169	202601	310	51300	31500		KILINSKI VAN WYK PLLC	*	1,496.50	1,496.50	000236

CRCD CYPRESS RIDGE LPOPELKA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/25/26	00025	9/25/25 7906282	202509 310-51300-31700	U.S. BANK	*	4,256.13	4,256.13 000237
						TOTAL FOR BANK A	30,189.47
						TOTAL FOR REGISTER	30,189.47

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/28/26	00034	3/01/26	FRONT FE 202602 330-57200-41000 FEB26 AMENITY INTERNET	FRONTIER COMMUNICATIONS	*	49.99	49.99 008007
2/28/26	00030	3/01/26	TECO FEB 202602 320-53100-43000 FEB26 FIELD ELECTRIC SVC	TECO ELECTRIC	*	1,084.86	
		3/01/26	TECO FEB 202602 320-53100-43100 FEB26 STREETLIGHTING		*	7,692.87	
		3/01/26	TECO FEB 202602 330-57200-43000 FEB26 AMENITY ELECTRIC		*	2,665.86	
							11,443.59 008008
TOTAL FOR BANK Z						11,493.58	
TOTAL FOR REGISTER						11,493.58	

CRCD CYPRESS RIDGE LPOPELKA

# SECTION 2

***Cypress Ridge***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Cypress Ridge**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
<b>Assets:</b>				
Operating Account	\$ 332,945	\$ -	\$ -	\$ 332,945
Due From Developer	-	-	3,373	3,373
Due from General Fund	-	9,126	-	9,126
Prepaid Items	-	-	-	-
Investments:		-	-	
<u>Series 2023</u>				
Reserve	-	361,400	-	361,400
Revenue	-	891,614	-	891,614
Interest	-	-	-	-
Prepayment	-	655,208	-	655,208
Construction	-	-	255	255
Cost of Issuance	-	-	-	-
<b>Total Assets</b>	<b>\$ 332,945</b>	<b>\$ 1,917,347</b>	<b>\$ 3,628</b>	<b>\$ 2,253,920</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 13,778	\$ -	\$ -	\$ 13,778
Accrued Expenses	\$ 2,500	-	-	2,500
Retainage Payable	-	-	-	-
Due To Debt Service	9,126	-	-	9,126
FICA Payable	92	-	-	92
Federal Withholding	50	-	-	50
Developer Advance	-	-	-	-
Deferred Revenue	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 25,545</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,545</b>
<b>Fund Balances:</b>				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	1,917,347	-	1,917,347
Capital Projects	-	-	3,628	3,628
Unassigned	307,400	-	-	307,400
<b>Total Fund Balances</b>	<b>\$ 307,400</b>	<b>\$ 1,917,347</b>	<b>\$ 3,628</b>	<b>\$ 2,228,375</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 332,945</b>	<b>\$ 1,917,347</b>	<b>\$ 3,628</b>	<b>\$ 2,253,920</b>

**Cypress Ridge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues</b>				
Assessments- Tax Roll	\$ 422,352	\$ 422,352	\$ 423,271	\$ 919
Assessments- Direct	73,731	55,297	55,297	-
<b>Total Revenues</b>	<b>\$ 496,083</b>	<b>\$ 477,649</b>	<b>\$ 478,568</b>	<b>\$ 919</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 6,000	\$ 2,500	\$ 1,600	\$ 900
FICA Expense	459	191	122	69
Engineering	10,000	4,167	-	4,167
Attorney	15,000	6,250	7,084	(834)
Annual Audit	3,300	1,375	-	1,375
Assessment Administration	5,000	5,000	5,000	-
Arbitrage	900	375	-	375
Dissemination	5,250	2,188	2,188	-
Amortization Schedules	600	600	1,000	(400)
Disclosure Software	1,500	1,500	1,500	-
Trustee Fees	8,020	3,342	-	3,342
Management Fees	40,124	16,718	16,718	(0)
Information Technology	1,947	811	811	(0)
Website Maintenance	1,298	541	541	(0)
Postage & Delivery	600	600	504	96
Insurance	6,686	6,686	6,163	523
Copies	850	354	-	354
Legal Advertising	2,500	2,500	2,327	174
Contingency	2,500	1,042	767	275
Office Supplies	625	260	8	253
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 113,333</b>	<b>\$ 57,174</b>	<b>\$ 46,507</b>	<b>\$ 10,668</b>

**Cypress Ridge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i><u>Operations &amp; Maintenance</u></i>				
<i><u>Field Expenses</u></i>				
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Property Insurance	10,000	10,000	1,960	8,040
Landscape Maintenance	125,500	52,292	44,250	8,042
Landscape Replacement & Enhancements	5,000	5,000	2,500	2,500
Irrigation Repairs	2,500	1,042	986	55
Lake Maintenance	25,000	10,417	8,475	1,942
Electric	5,000	2,083	3,470	(1,387)
Streetlighting	95,000	39,583	38,782	801
General Field Contingency	10,000	10,000	6,322	3,678
<b>Total Field Operations</b>	<b>\$ 293,000</b>	<b>\$ 136,667</b>	<b>\$ 112,996</b>	<b>\$ 23,671</b>
<i><u>Amenity Expenses</u></i>				
Amenity Management	\$ 8,583	\$ 3,576	\$ 2,500	\$ 1,076
Amenity - Electric	12,500	5,208	2,666	2,542
Amenity- Water	4,167	1,736	-	1,736
Internet	2,500	1,042	294	748
Pest Control	1,250	521	-	521
Janitorial Services	15,417	6,424	-	6,424
Pool Maintenance	22,500	9,375	3,500	5,875
Amenity Repairs and Maintenance	8,333	3,472	-	3,472
Amenity Contingency	14,500	6,042	560	5,482
<b>Total Amenity</b>	<b>\$ 89,750</b>	<b>\$ 37,396</b>	<b>\$ 9,520</b>	<b>\$ 27,876</b>
<b>Total Expenditures</b>	<b>\$ 496,083</b>	<b>\$ 231,237</b>	<b>\$ 169,022</b>	<b>\$ 62,215</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 309,546</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (2,146)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 307,400</b>	

# Cypress Ridge

## Community Development District

### Debt Service Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 824,642	\$ 824,642	\$ 826,439	\$ 1,798
Assessments - Prepayments	\$ -	\$ -	\$ 1,586,729	\$ 1,586,729
Interest	\$ -	\$ -	\$ 27,764	\$ 27,764
<b>Total Revenues</b>	<b>\$ 824,642</b>	<b>\$ 824,642</b>	<b>\$ 2,440,932</b>	<b>\$ 1,616,291</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ 353,928	\$ (18,928)
Special Call - 11/1	\$ -	\$ -	\$ 430,000	\$ (430,000)
Special Call - 2/1	\$ -	\$ -	\$ 1,330,000	\$ (1,330,000)
Principal Expense - 5/1	\$ 185,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 335,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 855,000</b>	<b>\$ 335,000</b>	<b>\$ 2,113,928</b>	<b>\$ (1,778,928)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (30,358)</b>		<b>\$ 327,004</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 450,873</b>		<b>\$ 1,590,343</b>	
<b>Fund Balance - Ending</b>	<b>\$ 420,514</b>		<b>\$ 1,917,347</b>	

**Cypress Ridge**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Proposed Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ 1,147,717	\$ 1,147,717	\$ -
Interest	\$ -	\$ -	\$ 1,894	\$ 1,894
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 1,147,717</b>	<b>\$ 1,149,610</b>	<b>\$ 1,894</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ 1,293,501	\$ 1,293,501	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 1,293,501</b>	<b>\$ 1,293,501</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ (12)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (12)</b>	<b>\$ (12)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (143,902)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 147,530</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 3,628</b>	

**Cypress Ridge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments- Tax Roll	\$ -	\$ 75,900	\$ 342,698	\$ 2,553	\$ 2,121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,271
Assessments- Direct	\$ 36,864	\$ -	\$ -	\$ -	\$ 18,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,297
<b>Total Revenues</b>	<b>\$ 36,864</b>	<b>\$ 75,900</b>	<b>\$ 342,698</b>	<b>\$ 2,553</b>	<b>\$ 20,553</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 478,568</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ 77	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,367	\$ 1,045	\$ 1,693	\$ 1,497	\$ 1,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,084
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,188
Amortization Schedules	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Disclosure Software	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,718
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 222	\$ 114	\$ 108	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504
Insurance	\$ 6,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,163
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 2,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,327
Contingency	\$ 48	\$ 211	\$ 303	\$ 151	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767
Office Supplies	\$ -	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 20,104</b>	<b>\$ 7,750</b>	<b>\$ 6,803</b>	<b>\$ 6,262</b>	<b>\$ 5,588</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,507</b>

**Cypress Ridge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Operation and Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Property Insurance	\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,960
Landscape Maintenance	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,250
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 986
Lake Maintenance	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,475
Electric	\$ -	\$ -	\$ 1,417	\$ 969	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,470
Streetlighting	\$ 7,807	\$ 7,807	\$ 7,738	\$ 7,738	\$ 7,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,782
General Field Contingency	\$ 1,930	\$ -	\$ 3,971	\$ 421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,322
<b>Total Field Expenditures:</b>	<b>\$ 23,492</b>	<b>\$ 19,602</b>	<b>\$ 24,921</b>	<b>\$ 20,923</b>	<b>\$ 24,059</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,996</b>
<b>Amenity Expenditures</b>													
Amenity Management	\$ -	\$ -	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,666
Amenity- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ 244	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 294
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Amenity Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560
<b>Total Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 833</b>	<b>\$ 3,387</b>	<b>\$ 5,299</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,520</b>
<b>Total Expenditures</b>	<b>\$ 43,596</b>	<b>\$ 27,352</b>	<b>\$ 32,557</b>	<b>\$ 30,572</b>	<b>\$ 34,946</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 169,022</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (6,731)</b>	<b>\$ 48,548</b>	<b>\$ 310,141</b>	<b>\$ (28,019)</b>	<b>\$ (14,393)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 309,546</b>

# Cypress Ridge

## Community Development District

### Long Term Debt Report

<b>SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS</b>	
Interest Rate:	4.875%, 5.625%, 5.875%
Maturity Date:	5/1/2053
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$361,400
Reserve Fund Balance	\$361,400
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: Special Call - 11/1/25	(\$430,000)
LESS: Special Call - 2/1/26	(\$1,330,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$10,000,000</b>

**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

**ONROLL ASSESSMENTS**

33.87%           66.13%           100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	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
02/04/26	01/01/2026-01/31/2026	\$6,520.32	(\$130.40)	(\$127.80)	\$0.00	\$6,262.12	\$2,120.95	\$4,141.17	\$6,262.12
<b>TOTAL</b>		<b>\$ 1,327,926.40</b>	<b>\$ (52,738.62)</b>	<b>\$ (25,476.98)</b>	<b>\$ -</b>	<b>\$ 1,249,710.80</b>	<b>\$ 423,271.39</b>	<b>\$ 826,439.41</b>	<b>\$ 1,249,710.80</b>

<b>100.22%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

Land South Equities LLC					
2026-01					
		Net Assessments	\$	73,728.71	\$ 55,296.53
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	25052	\$ 18,432.18	\$ 18,432.18	\$ 18,432.18
	5/1/26		\$ 18,432.18	\$ -	\$ -
			<b>\$ 73,728.71</b>	<b>\$ 55,296.53</b>	<b>\$ 55,296.53</b>