

*Cypress Ridge
Community Development District*

Meeting Agenda

June 11, 2026

AGENDA

Cypress Ridge

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 4, 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, June 11, 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 April 9, 2026 Board of Supervisors Meeting
4. **CLOSED SECURITY SESSION**
 - A. Consideration of Proposals from Nation Security for Patrol Services (*provided to Board of Supervisors under separate cover for confidentiality purposes*)
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - i. Consideration of Proposal for Landscaping Contract Addendum (*to be provided under separate cover*)
 - ii. Consideration of Proposal for Pest Control Services (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—132
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, April 9, 2026** at 2:13 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Garret Parkinson
Brian Walsh
Kareyann Ellison
Brent Elliott

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Patrick Collins
Clayton Smith

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:13 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 were joining Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of March 12, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 12, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of March 12, 2026 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**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)**

Ms. Burns presented Resolution 2026-08 which approves the proposed Fiscal Year 2027 budget and setting a public hearing for its adoption. The suggested date for the hearing is July 9, 2026 during the regular July meeting, but the time may be adjusted to 2:15 p.m. to accommodate residents. There is no proposed increase beyond what was previously noticed, so no mailed notice is required. The budget includes a developer contribution, which was slightly increased based on updated figures, with flexibility to raise it to \$1,250 per unit if needed. The notice amount for the developer contribution is listed as \$1,676.39 per unit, but the intention is to keep it at \$1,250 unless a higher amount is decided. She noted the current status of the budget, emphasizing that there is a developer contribution including \$28,128.

Board discussion ensued regarding the number of lots expected to be developed, and Ms. Burns noted that only 369 units currently benefit from amenity and field expenses, but as more phases are completed the per unit cost will decrease. She noted that the developer contribution is only billed if needed.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, 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 on July 9, 2026 at 2:15 PM, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report at this time.

B. Engineer

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

C. Field Manager's Report

Mr. Smith presented an update on several items: flow meters have been installed and are ready, with the vendor keeping the team informed and the installation expected to finish by tomorrow, just in time for the weekend. Other completed tasks include repairing the net on the football court. Regarding landscape maintenance, there are several valves by the main road that the landscaper believes may be covered under warranty, but their location in areas scheduled for potential road widening raises uncertainty about whether it's worth spending nearly \$2,000 to fix them now or if it would be better to wait, even if warranty coverage applies. Mr. Elliot discussed handling potentially faulty orders that fall under warranty. The Board agreed they should notify the vendor about the issues but hold off on replacements until after decisions are made regarding sidewalk widening. This delay ensures the warranty is honored, while also protecting against the possibility that future sidewalk changes could void the warranty by shifting responsibility for damage away from the original issue.

Mr. Smith provided an update on maintenance and repairs. Several significant issues occurred at once, including sanding problems affecting the system below. The Board decided to postpone action on these until further notice. Previous repairs have been completed and ongoing maintenance includes cutting back grease-affected plants and switching to weekly mowing which began last week. This change is expected to improve the detailing and upkeep of the frontages. Some ponds are recovering their water levels thanks to recent rain and storms. Overall, the pool is in good condition, and the landscaping contract allows for turnover and repricing as areas are accepted and completed. He noted a crack in the pickleball court, possibly allowing ants to nest, which may be covered under warranty.

Mr. Smith noted the requirement for accessible entry at the pool, with at least two means of ingress, and the pool's perimeter is close to 300 feet, an important threshold for future designs. The Board considered various ways to meet accessibility requirements, including zero-entry points on both sides, shallow and deep middle areas, and ADA-compliant features such as ledges or water-powered lifts. Durable options are preferred due to infrequent use in some communities.

Ms. Burns stated the budget for landscaping was reduced during the recent budget review, with \$5,000 allocated specifically for landscape replacement in this category. She noted there is

some in the landscaping replacement. There was \$5,000 and \$2,500 had been used. She noted that out of a \$10,000 field contingency, \$6,000 has already been used. This leaves a remaining balance of \$4,000. Additionally, there is mention of 3,500 fish still available as part of the resources. There was a discussion about the condition of landscaping, with specific attention to areas along the frontage that may require improvement. There was concern that many of the smaller plants have been almost completely lost, while larger plants and certain types, like the magnoliids and muntries, are generally in good shape. The smaller, less established plants have suffered, especially those susceptible to frost. There was mention of needing to possibly reduce the number of copperleaf plants to make a significant difference. The Board considered inspecting the area soon to reassess and possibly adjust plans based on current conditions. There was a motion made to approve the mulch not to exceed the amount of both proposals, and authorizing the Chair to work with staff.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Cardinal Landscaping quotes and Authorizing the Chair to Work with Staff, was approved.

Mr. Smith discussed the damaged net was initially suspected to be vandalism but was likely caused by a family playing who didn't know how to fix it. There have been no calls, complaints, or security concerns reported, and usage of the amenities is still low but expected to increase soon. The soccer field is holding up well, with no trash or major problems noted. There is also mention of the pool warming up as summer approaches. Overall, no significant issues have arisen, and the area remains in good condition.

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. Walsh, seconded by Mr. Parkinson, 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.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Burns noted concerns regarding an abandoned vehicle in the amenity parking lot, which was reported through emails from residents and the HOA. In response, a "no overnight parking" sign was installed, and there was consideration of holding a hearing to address the issue, potentially including the option to tow abandoned vehicles. The Board debated whether to establish a formal policy or simply wait and see if the situation resolved itself, mentioning that similar incidents have not occurred before.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH 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

***CLOSED
SECURITY
SESSION***

SECTION A

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

SECTION V

SECTION C

*Item will be
provided under
separate cover.*

SECTION 1

*Item will be
provided under
separate cover.*

SECTION 2

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Cypress Ridge Community Development District

Summary of Check Register

March 1, 2026 to May 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/10/26	238	\$ 1,695.00
	3/18/26	239-240	\$ 10,494.08
	3/31/26	241-243	\$ 23,774.74
	4/9/26	244-245	\$ 6,264.46
	4/15/26	246-249	\$ 10,526.08
	4/29/26	250-253	\$ 32,719.98
	5/12/26	254-259	\$ 9,785.00
	5/27/26	260-262	\$ 17,364.20
		Subtotal	\$ 112,623.54
General Fund - Auto Pay (March - May 2026)			
		TECO	\$ 28,308.99
		Frontier	\$ 149.97
		Subtotal	\$ 28,458.96
Total Amount			\$ 141,082.50

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00028	2/27/26	119030	202602	320-53900-46100				MARCH LAKE MAINT REMSON AQUATICS LLC	*	1,695.00	1,695.00	000238
3/18/26	00002	3/01/26	126	202603	320-53900-34000				FIELD MGMT	*	1,250.00		
		3/01/26	127	202603	310-51300-34000				MGMT FEES	*	3,343.67		
		3/01/26	127	202603	310-51300-35200				WEBSITE ADMIN	*	108.17		
		3/01/26	127	202603	310-51300-35100				INFORMATION TECH	*	162.25		
		3/01/26	127	202603	310-51300-31300				DISS AGENT	*	437.50		
		3/01/26	127	202603	330-57200-48300				AMENITY ACCESS	*	833.33		
		3/01/26	127	202603	310-51300-51000				OFFICE SUPPLIES	*	1.08		
		3/01/26	127	202603	310-51300-42000				POSTAGE	*	108.09		
		3/01/26	127	202603	330-57200-48300				DEC AMENITY ACCESS	*	833.33		
		3/01/26	127	202603	330-57200-48300				JAN-FEB AMENITY ACCESS	*	1,666.66		
									GOVERNMENTAL MANAGEMENT SERVICES			8,744.08	000239
3/18/26	00032	3/01/26	2950	202603	330-57200-51000				COMMERCIAL POOL CLEANING H2 LAGOON SOLUTIONS	*	1,750.00	1,750.00	000240
3/31/26	00022	12/01/25	27396	202511	320-53900-47100				NOV LANDSCAPE MAINTENANCE	*	8,850.00		
		3/19/26	28524	202603	320-53900-47100				MARCH LANDSCAPE MAINT	*	8,850.00		
		3/25/26	28546	202603	320-53900-47300				IRR RPRS	*	492.24		
									CARDINAL LANDSCAPING			18,192.24	000241
3/31/26	00004	3/18/26	31760	202603	320-53900-45000				PROP INSURANCE EGIS INSURANCE & RISK ADVISORS, LLC	*	4,100.00	4,100.00	000242
3/31/26	00014	3/18/26	14437	202602	310-51300-31500				ATTORNEY FEES KILINSKI VAN WYK PLLC	*	1,482.50	1,482.50	000243
									CRCD CYPRESS RIDGE LPOPELKA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00035	3/20/26	07193921	202603	330	57200	43100		HILLSBOROUGH COUNTY BOCC	*	2,925.00	2,925.00	000244
			ACT 2169	BILL	5891	BISHOP							
4/09/26	00035	2/25/26	15834116	202602	330	57200	43100		HILLSBOROUGH COUNTY BOCC	*	3,339.46	3,339.46	000245
			ACT 1649	BILL	5891	BISHOP							
4/15/26	00036	4/01/26	803	202604	320	53900	49100		BALLENGER LANDCARE	*	250.00		
			APRIL WATER USE REPORTING										
		4/07/26	809	202604	320	53900	47300		BALLENGER LANDCARE	*	4,500.00	4,750.00	000246
			IRR RPRS										
4/15/26	00022	3/24/26	28541	202603	320	53900	47300		CARDINAL LANDSCAPING	*	104.08		
			IRR RPR										
		3/25/26	28543	202603	320	53900	47300		CARDINAL LANDSCAPING	*	477.00	581.08	000247
			IRR MAINT										
4/15/26	00032	2/16/26	2928	202602	330	57200	51000		H2 LAGOON SOLUTIONS	*	1,750.00		
			FEB26 POOL MAINTENANCE										
		4/01/26	2985	202604	330	57200	51000		H2 LAGOON SOLUTIONS	*	1,750.00	3,500.00	000248
			COMMERCIAL POOL CLEANING										
4/15/26	00028	4/05/26	119119	202604	320	53900	46100		REMSON AQUATICS LLC	*	1,695.00	1,695.00	000249
			APRIL LAKE MAINT										
4/29/26	00022	3/05/26	28502	202602	320	53900	47300		CARDINAL LANDSCAPING	*	925.00		
			IRR RPR										
		4/15/26	28573	202604	320	53900	47100		CARDINAL LANDSCAPING	*	8,850.00	9,775.00	000250
			APRIL LANDSCAPE MAINT										
4/29/26	00002	4/01/26	132	202604	320	53900	34000		FIELD MGMT	*	1,250.00		
			MGMT FEES										
		4/01/26	133	202604	310	51300	34000		MGMT FEES	*	3,343.67		
			WEBSITE ADMIN										
		4/01/26	133	202604	310	51300	35200		WEBSITE ADMIN	*	108.17		
			INFORMATION TECH										
		4/01/26	133	202604	310	51300	31300		DISS AGENT	*	437.50		
			DISS AGENT										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		133	AMENITY ACCESS	202604	330	330-57200	48300			*	833.33		
4/01/26		133	OFFICE SUPPLIES	202604	310	310-51300	51000			*	4.06		
4/01/26		133	POSTAGE	202604	310	310-51300	42000			*	38.64		
4/01/26		133	MEETING ROOM	202604	310	310-51300	49000			*	151.25		
GOVERNMENTAL MANAGEMENT SERVICES												6,328.87	000251
4/29/26	00014	4/20/26	14683	202603	310	310-51300	31500		ATTORNEY FEES	*	2,116.11		
KILINSKI VAN WYK PLLC												2,116.11	000252
4/29/26	00037	4/07/26	31464	202604	330	330-57200	49100		LIFT INSTALL	*	14,500.00		
RESORT POOL SERVICES DBA												14,500.00	000253
5/12/26	00036	5/01/26	837	202605	320	320-53900	49100		MAY WATER USE REPORTING	*	250.00		
BALLENGER LANDCARE												250.00	000254
5/12/26	00024	4/14/26	6	202604	310	310-51300	31350		AMORTIZATION SCHEDULE	*	500.00		
DISCLOSURE SERVICES LLC												500.00	000255
5/12/26	00013	5/11/26	90118867	202605	310	310-51300	32200		SRVCS RENDERED FY25 AUDIT	*	3,800.00		
DIBARTOLOMEO MCBEE HARTLEY & BARNES												3,800.00	000256
5/12/26	00033	2/28/26	6	202602	320	320-53900	49100		POND SIGN INSTALL	*	1,790.00		
GOVERNMENTAL MANAGEMENT SERVICES TA												1,790.00	000257
5/12/26	00032	5/01/26	3010	202605	330	330-57200	51000		COMMERCIAL POOL CLEANING	*	1,750.00		
H2 LAGOON SOLUTIONS												1,750.00	000258
5/12/26	00028	5/02/26	119203	202605	320	320-53900	46100		MAY LAKE MAINT	*	1,695.00		
REMSON AQUATICS LLC												1,695.00	000259
5/27/26	00022	5/21/26	28633	202605	320	320-53900	47100		MAY LANDSCAPE MAINT	*	8,850.00		
CARDINAL LANDSCAPING												8,850.00	000260

CRCD CYPRESS RIDGE LPOPELKA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/27/26	00002	5/01/26	138 202605 320-53900-34000		*	1,250.00	
			FIELD MGMT				
		5/01/26	139 202605 310-51300-34000		*	3,343.67	
			MGMT FEES				
		5/01/26	139 202605 310-51300-35200		*	108.17	
			WEBSITE ADMIN				
		5/01/26	139 202605 310-51300-35100		*	162.25	
			INFORMATION TECH				
		5/01/26	139 202605 310-51300-31300		*	437.50	
			DISS AGENT				
		5/01/26	139 202605 330-57200-48300		*	833.33	
			AMENITY ACCESS				
		5/01/26	139 202605 310-51300-51000		*	3.01	
			OFFICE SUPPLIES				
		5/01/26	139 202605 310-51300-42000		*	78.41	
			POSTAGE				
		5/01/26	139 202605 310-51300-49000		*	151.25	
			MEETING ROOM				
		5/01/26	139 202605 310-51300-49000		*	34.13	
			STAPLES				

GOVERNMENTAL MANAGEMENT SERVICES							6,401.72 000261

5/27/26	00014	5/15/26	14888 202604 310-51300-31500		*	2,112.48	
			ATTORNEY FEES				

KILINSKI VAN WYK PLLC							2,112.48 000262

TOTAL FOR BANK A						112,623.54	
TOTAL FOR REGISTER						112,623.54	

SECTION 2

Cypress Ridge
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

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

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 189,815	\$ -	\$ -	\$ 189,815
Due From Developer	-	-	(87,087)	(87,087)
Due from General Fund	-	9,126	-	9,126
Prepaid Items	-	-	-	-
Investments:		-	-	
<u>Series 2023</u>				
Reserve	-	327,608	-	327,608
Revenue	-	462,494	-	462,494
Interest	-	-	-	-
Prepayment	-	475,064	-	475,064
Construction	-	-	129,906	129,906
Cost of Issuance	-	-	-	-
Total Assets	\$ 189,815	\$ 1,274,291	\$ 42,819	\$ 1,506,925
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-
Retainage Payable	-	-	-	-
Due To Debt Service	9,126	-	-	9,126
FICA Payable	122	-	-	122
Federal Withholding	50	-	-	50
Developer Advance	-	-	-	-
Deferred Revenue	-	-	-	-
Total Liabilities	\$ 9,298	\$ -	\$ -	\$ 9,298
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	1,274,291	-	1,274,291
Capital Projects	-	-	42,819	42,819
Unassigned	180,517	-	-	180,517
Total Fund Balances	\$ 180,517	\$ 1,274,291	\$ 42,819	\$ 1,497,627
Total Liabilities & Fund Balance	\$ 189,815	\$ 1,274,291	\$ 42,819	\$ 1,506,925

Cypress Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues</u>				
Assessments- Tax Roll	\$ 422,352	\$ 422,352	\$ 423,308	\$ 956
Assessments- Direct	73,731	55,297	55,297	-
Total Revenues	\$ 496,083	\$ 477,649	\$ 478,604	\$ 956
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 4,000	\$ 3,400	\$ 600
FICA Expense	459	306	260	46
Engineering	10,000	6,667	-	6,667
Attorney	15,000	10,000	11,312	(1,312)
Annual Audit	3,300	3,300	3,800	(500)
Assessment Administration	5,000	5,000	5,000	-
Arbitrage	900	600	-	600
Dissemination	5,250	3,500	3,500	-
Amortization Schedules	600	600	1,500	(900)
Disclosure Software	1,500	1,500	1,500	-
Trustee Fees	8,020	5,347	-	5,347
Management Fees	40,124	26,749	26,749	(0)
Information Technology	1,947	1,298	1,298	(0)
Website Maintenance	1,298	865	865	(0)
Postage & Delivery	600	600	729	(129)
Insurance	6,686	6,686	6,163	523
Copies	850	567	-	567
Legal Advertising	2,500	2,500	2,327	174
Contingency	2,500	1,667	1,280	387
Office Supplies	625	417	16	401
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 113,333	\$ 82,343	\$ 69,874	\$ 12,468

Cypress Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<i><u>Operations & Maintenance</u></i>				
<i><u>Field Expenses</u></i>				
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Property Insurance	10,000	10,000	6,060	3,940
Landscape Maintenance	125,500	83,667	70,800	12,867
Landscape Replacement & Enhancements	5,000	5,000	2,500	2,500
Irrigation Repairs	2,500	2,500	7,485	(4,985)
Lake Maintenance	25,000	16,667	11,865	4,802
Electric	5,000	3,333	4,735	(1,401)
Streetlighting	95,000	63,333	61,861	1,473
General Field Contingency	10,000	10,000	8,612	1,388
Total Field Operations	\$ 293,000	\$ 204,500	\$ 183,917	\$ 20,583
<i><u>Amenity Expenses</u></i>				
Amenity Management	\$ 8,583	\$ 5,722	\$ 5,000	\$ 722
Amenity - Electric	12,500	8,333	6,632	1,702
Amenity- Water	4,167	2,778	6,264	(3,487)
Internet	2,500	1,667	444	1,223
Pest Control	1,250	833	-	833
Janitorial Services	15,417	10,278	-	10,278
Pool Maintenance	22,500	15,000	8,750	6,250
Amenity Repairs and Maintenance	8,333	5,556	-	5,556
Amenity Contingency	14,500	14,500	15,060	(560)
Total Amenity	\$ 89,750	\$ 64,667	\$ 42,150	\$ 22,517
Total Expenditures	\$ 496,083	\$ 351,509	\$ 295,941	\$ 55,568
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 182,663	
Fund Balance - Beginning	\$ -		\$ (2,146)	
Fund Balance - Ending	\$ -		\$ 180,517	

Cypress Ridge
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 824,642	\$ 824,642	\$ 826,439	\$ 1,798
Assessments - Prepayments	\$ -	\$ -	\$ 2,295,823	\$ 2,295,823
Interest	\$ -	\$ -	\$ 45,452	\$ 45,452
Total Revenues	\$ 824,642	\$ 824,642	\$ 3,167,714	\$ 2,343,073
Expenditures:				
Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ 335,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 1,360,000	\$ (1,360,000)
Special Call - 2/1	\$ -	\$ -	\$ 1,330,000	\$ (1,330,000)
Principal Expense - 5/1	\$ 185,000	\$ 155,000	\$ 155,000	\$ -
Interest Expense - 5/1	\$ 335,000	\$ 303,778	\$ 303,778	\$ -
Total Expenditures	\$ 855,000	\$ 793,778	\$ 3,483,778	\$ (2,690,000)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 12	\$ 12
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12	\$ 12
Excess Revenues (Expenditures)	\$ (30,358)		\$ (316,052)	
Fund Balance - Beginning	\$ 450,873		\$ 1,590,343	
Fund Balance - Ending	\$ 420,514		\$ 1,274,291	

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

	Proposed	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues				
Developer Contributions	\$	-	\$ 1,535,536	\$ -
Interest	\$	-	\$ 2,707	\$ 2,707
Total Revenues	\$	-	\$ 1,535,536	\$ 2,707
Expenditures:				
Contingency	\$	-	\$ -	\$ -
Capital Outlay	\$	-	\$ 1,642,941	\$ -
Total Expenditures	\$	-	\$ 1,642,941	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$	-	\$ -	\$ (12)
Total Other Financing Sources (Uses)	\$	-	\$ -	\$ (12)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$ (104,711)	
Fund Balance - Beginning	\$	-	\$ 147,530	
Fund Balance - Ending	\$	-	\$ 42,819	

Cypress Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments- Tax Roll	\$ -	\$ 75,900	\$ 342,698	\$ 2,553	\$ 2,121	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,308
Assessments- Direct	\$ 36,864	\$ -	\$ -	\$ -	\$ 18,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,297
Total Revenues	\$ 36,864	\$ 75,900	\$ 342,698	\$ 2,553	\$ 20,553	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478,604
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	\$ 77	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,367	\$ 1,045	\$ 1,693	\$ 1,497	\$ 1,483	\$ 2,116	\$ 2,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,312
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Amortization Schedules	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Disclosure Software	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ 26,749
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Postage & Delivery	\$ 222	\$ 114	\$ 108	\$ 60	\$ -	\$ 108	\$ 39	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ 729
Insurance	\$ 6,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,163
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 2,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,327
Contingency	\$ 48	\$ 211	\$ 303	\$ 151	\$ 53	\$ 61	\$ 213	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ 1,280
Office Supplies	\$ -	\$ 3	\$ 3	\$ 3	\$ -	\$ 1	\$ 4	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 20,104	\$ 7,750	\$ 6,803	\$ 6,262	\$ 5,588	\$ 6,338	\$ 8,857	\$ 8,172	\$ -	\$ -	\$ -	\$ -	\$ 69,874

Cypress Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operation and Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 10,000
Property Insurance	\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,060
Landscape Maintenance	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ -	\$ -	\$ -	\$ -	\$ 70,800
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,911	\$ 1,073	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,485
Lake Maintenance	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ -	\$ 1,695	\$ 1,695	\$ -	\$ -	\$ -	\$ -	\$ 11,865
Electric	\$ -	\$ -	\$ 1,417	\$ 969	\$ 1,085	\$ 1,031	\$ 140	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ 4,735
Streetlighting	\$ 7,807	\$ 7,807	\$ 7,738	\$ 7,738	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,693	\$ -	\$ -	\$ -	\$ -	\$ 61,861
General Field Contingency	\$ 1,930	\$ -	\$ 3,971	\$ 421	\$ 1,790	\$ -	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 8,612
Total Field Expenditures:	\$ 23,492	\$ 19,602	\$ 24,921	\$ 20,923	\$ 26,774	\$ 23,997	\$ 24,378	\$ 19,831	\$ -	\$ -	\$ -	\$ -	\$ 183,917
Amenity Expenditures													
Amenity Management	\$ -	\$ -	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ 5,000
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,666	\$ 1,453	\$ 1,362	\$ 1,151	\$ -	\$ -	\$ -	\$ -	\$ 6,632
Amenity- Water	\$ -	\$ -	\$ -	\$ -	\$ 3,339	\$ 2,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,264
Internet	\$ -	\$ -	\$ -	\$ 244	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ 444
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Amenity Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ 14,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,060
Total Amenity Expenditures	\$ -	\$ -	\$ 833	\$ 3,387	\$ 8,639	\$ 7,011	\$ 18,495	\$ 3,785	\$ -	\$ -	\$ -	\$ -	\$ 42,150
Total Expenditures	\$ 43,596	\$ 27,352	\$ 32,557	\$ 30,572	\$ 41,000	\$ 37,347	\$ 51,730	\$ 31,788	\$ -	\$ -	\$ -	\$ -	\$ 295,941
Excess (Deficiency) of Revenues over Expenditures	\$ (6,731)	\$ 48,548	\$ 310,141	\$ (28,019)	\$ (20,447)	\$ (37,347)	\$ (51,694)	\$ (31,788)	\$ -	\$ -	\$ -	\$ -	\$ 182,663

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	\$361,400
Reserve Fund Balance	\$327,608
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)
CURRENT BONDS OUTSTANDING	\$10,000,000

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

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
04/23/26	Interest	\$36.45	\$0.00	\$0.00	\$0.00	\$36.45	\$36.45	\$0.00	\$0.00
TOTAL		\$ 1,327,962.85	\$ (52,738.62)	\$ (25,476.98)	\$ -	\$ 1,249,747.25	\$ 423,307.84	\$ 826,439.41	\$ 1,249,710.80

100.22%	Net Percent Collected
0	Balance Remaining to Collect

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	\$ -	\$ -
			\$ 73,728.71	\$ 55,296.53	\$ 55,296.53

SECTION 3



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Cypress Ridge CDD	132

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

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

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services