

*Cypress Ridge
Community Development District*

Meeting Agenda

July 9, 2026

AGENDA

Cypress Ridge

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 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, July 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 June 11, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
 - i. Consideration of Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
 - ii. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll
 - iii. Consideration of Fiscal Year 2026/2027 Budget Deficit Funding Agreement
5. Consideration of Resolution 2026-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Consideration of Proposals from Current Demands (*provided to Board of Supervisors under separate cover for confidentiality purposes*)
 - A. Proposal for Camera System Conversion & Installation of 2 Additional Cameras and Overnight Monitoring System
 - B. Proposal for Monthly Fee for Overnight Monitoring Services
7. Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals & Objectives
 - B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - i. Consideration of Proposals for Landscape Maintenance Services

- a) Addendum to Current Landscape Maintenance Contract with Cardinal Landscaping
- b) Proposal from Prince and Sons for Services (*to be provided under separate cover*)

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Cypress Ridge Community Development District was held **Thursday, June 11, 2026** at 2:01 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, KVV Law
Joel Blanco	Field Manager, GMS
Marshall Tindall	Field Manger, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:01 p.m. and called the roll. Four Supervisors were present constituting a quorum and one Supervisor joined by Zoom.

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

**Approval of Minutes of April 9, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the April 9, 2026 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 April 9, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

CLOSED SECURITY SESSION

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

**This item was moved to the end of the meeting.*

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

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

C. Field Manager's Report

Mr. Tindall presented the field manager's report. He reviewed the contracted services. He noted GMS staff performed thorough reviews of contracted services. He also noted they are working on strengthening services with the landscaping vendor after the end of the late spring, rainy season. He stated they are scheduling the approved tree replacement and main entry mulch with the landscaping vendor. He noted the janitorial vendors have reported an increase of love bugs and its associated challenges. He also stated the pool vendor has reported some vandalism to the chair lift, which has been resolved. He reviewed the in progress items, which include completing some unfinished items at the amenity center including fixture repairs, maintenance contracts, and signage. He stated they are assessing conveyance and punch list items for some of the newer tracts. Lastly, he noted they are monitoring the new playground area off of Scenic Park Road as it comes online.

i. Consideration of Proposal for Landscaping Contract Addendum

Mr. Tindall presented a proposal for the landscaping contract addendum. Ms. Burns reminded the Board that the landscape vendor agreed to hold their price through the end of the fiscal year. After discussion, the Board decided to table this proposal and go back to the vendor to remind them that they agreed to hold their price for all the tracts through the end of the fiscal year,

which is September. Ms. Burns stated that this vendor can present an updated contract to the Board for consideration for approval in July for October 2026.

ii. Consideration of Proposal for Removal and Replacement of Two (2) Dead Trees

Mr. Tindall presented a proposal for removal and replacement of two dead trees. The proposal total is \$2,320. It was noted this item will be replaced under warranty.

iii. Consideration of Proposal for Pest Control Services (to be provided under separate cover)

Mr. Tindall presented a proposal for pest control services. After discussion, the Board decided to approve the presented proposal to run through the end of the fiscal year, September 30, 2026.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal for Pest Control Services through September 30, 2026, 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, totaling \$141,082.50. She offered to take questions on any of the invoices.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, 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.

iii. Presentation of Number of Registered Voters – 132

Ms. Burns noted the number of registered voters is 132.

**The Closed Security session began at this time in the meeting.*

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Nation Security Proposal for Patrol Services, was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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. Parkinson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Cypress Ridge Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cypress Ridge Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 9th DAY OF JULY, 2026.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Cypress Ridge
Community Development District

Approved Proposed Budget
FY2027



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Cypress Ridge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments- Tax Roll	\$ 422,352	\$ 423,308	\$ -	\$ 423,308	\$ 433,575
Assessments- Direct	73,731	55,297	18,434	73,731	78,964
Developer Contributions	-	-	-	-	161,344
Total Revenues	\$ 496,083	\$ 478,604	\$ 18,434	\$ 497,039	\$ 673,883

Expenditures

General & Administrative

Supervisor Fees	\$ 6,000	\$ 3,400	\$ 2,720	\$ 6,120	\$ 6,000
FICA Expense	459	260	208	468	459
Engineering	10,000	-	5,000	5,000	10,000
Attorney	15,000	11,312	9,050	20,362	20,000
Annual Audit	3,300	3,800	3,300	7,100	3,400
Assessment Administration	5,000	5,000	-	5,000	5,000
Arbitrage	900	-	900	900	900
Dissemination	5,250	3,500	2,800	6,300	5,250
Amortization Schedules	600	1,500	500	2,000	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	26,749	13,374	40,124	42,130
Information Technology	1,947	1,298	1,038	2,336	2,453
Website Maintenance	1,298	865	692	1,558	1,636
Postage & Delivery	600	729	583	1,312	600
Insurance	6,686	6,163	-	6,163	6,779
Copies	850	-	250	250	850
Legal Advertising	2,500	2,327	1,861	4,188	2,500
Contingency	2,500	1,280	1,024	2,304	2,500
Office Supplies	625	16	13	28	625
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative	\$ 113,333	\$ 69,874	\$ 51,334	\$ 121,208	\$ 121,377

Operation and Maintenance

Field Expenses

Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,750
Property Insurance	10,000	6,060	-	6,060	9,006
Landscape Maintenance	125,500	70,800	56,640	127,440	175,000
Landscape Replacement & Enhancements	5,000	2,500	2,000	4,500	30,000
Irrigation Repairs	2,500	7,485	4,500	11,985	15,000
Lake Maintenance	25,000	11,865	9,492	21,357	30,000
Electric	5,000	4,735	3,788	8,522	12,000
Streetlighting	95,000	61,861	49,489	111,349	125,000
Water Reporting	-	-	1,500	1,500	3,000
General Field Contingency	10,000	8,612	6,890	15,502	10,000
Total Field Expenses	\$ 293,000	\$ 183,917	\$ 139,298	\$ 323,215	\$ 424,756

Cypress Ridge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Amenity Expenses</i>					
Amenity Management	\$ 8,583	\$ 5,000	\$ 4,000	\$ 9,000	\$ 12,500
Amenity - Electric	12,500	6,632	5,306	11,938	12,500
Amenity- Water	4,167	6,264	2,500	8,764	10,000
Internet	2,500	444	355	799	2,000
Pest Control	1,250	-	-	-	1,250
Janitorial Services	15,417	-	-	-	-
Pool Maintenance	22,500	8,750	7,000	15,750	-
Pool and Janitorial Services	-	-	-	-	25,000
Security Services	-	-	15,000	15,000	32,000
Amenity Repairs and Maintenance	8,333	-	2,500	2,500	15,000
Holiday Lighting	-	-	-	-	7,500
Contingency	14,500	15,060	2,500	17,560	10,000
Total Amenity Expenses	\$ 89,750	\$ 42,150	\$ 39,161	\$ 81,311	\$ 127,750
Total Expenditures	\$ 496,083	\$ 295,941	\$ 229,792	\$ 525,733	\$ 673,883
<i>Other Financing Sources/Uses:</i>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 182,663	\$ (211,358)	\$ (28,695)	\$ (0)

Net Assessments	\$ 512,539
Discounts and Collections (6%)	\$ 32,715
Gross Assessments	<u>\$ 545,254</u>

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	369	\$ 433,575.00	\$ 1,175.00	\$ 1,250.00
Unplatted Lots - Direct	687	\$ 78,963.74	\$ 114.94	\$ 122.28
Total	1056	\$ 512,538.74		

Development	Units	FY26 Adopted Gross Per Unit	FY27 Proposed Gross Per Unit	Variance
Single Family	369	\$ 1,217.64	\$ 1,250.00	\$ 32.36
Unplatted Lots - Direct	687	\$ 114.17	\$ 122.28	\$ 8.10

Cypress Ridge Community Development District General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the Series 2023 Special Assessment Revenue Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Cypress Ridge Community Development District General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Field Management

Represents the cost for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Cypress Ridge Community Development District General Fund Budget

Landscape Maintenance

Represents the estimated cost provide for maintenance of the landscaping within the District. These services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

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

Lake Maintenance

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

Electric

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

Streetlights

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

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 or 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
Approved Proposed Budget
Series 2023 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Direct	\$ 824,642	\$ 826,439	\$ -	\$ 826,439	\$ 409,727
Assessments- Prepayment	\$ -	\$ 2,295,823	\$ 150,000	\$ 2,445,823	
Interest	\$ -	\$ 45,452	\$ 63,633	\$ 109,085	\$ -
Carry Forward Surplus	\$ 450,873	\$ 1,272,281	\$ -	\$ 1,272,281	\$ (0)
Total Revenues	\$ 1,275,514	\$ 4,439,995	\$ 213,633	\$ 4,653,628	\$ 409,727
Expenditures					
Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ -	\$ 335,000	\$ 281,072
Special Call - 11/1	\$ -	\$ 1,360,000	\$ 430,000	\$ 1,790,000	\$ -
Principal Expense - 5/1	\$ 185,000	\$ 155,000	\$ 155,000	\$ 310,000	\$ 160,000
Interest Expense - 5/1	\$ 335,000	\$ 303,778	\$ 284,850	\$ 588,628	\$ 281,072
Interest Expense - 2/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 2/1	\$ -	\$ 1,330,000	\$ -	\$ 1,330,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -
Total Expenditures	\$ 855,000	\$ 3,483,778	\$ 1,169,850	\$ 4,653,628	\$ 722,144
Other Financing Sources/((Uses))					
Transfer In/((Out))	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/((Uses))	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/((Expenditures))	\$ 420,514	\$ 956,217	\$ (956,217)	\$ (0)	\$ (312,416)

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

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
Total	172	\$ 409,727.42		

**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
Total		\$ 9,845,000.00		\$9,891,637.74	\$19,736,637.74

SECTION 2

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A**; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in

full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

PASSED AND ADOPTED THIS 9th DAY OF JULY, 2026.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Cypress Ridge
Community Development District

Approved Proposed Budget
FY2027



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Cypress Ridge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments- Tax Roll	\$ 422,352	\$ 423,308	\$ -	\$ 423,308	\$ 433,575
Assessments- Direct	73,731	55,297	18,434	73,731	78,964
Developer Contributions	-	-	-	-	161,344
Total Revenues	\$ 496,083	\$ 478,604	\$ 18,434	\$ 497,039	\$ 673,883

Expenditures

General & Administrative

Supervisor Fees	\$ 6,000	\$ 3,400	\$ 2,720	\$ 6,120	\$ 6,000
FICA Expense	459	260	208	468	459
Engineering	10,000	-	5,000	5,000	10,000
Attorney	15,000	11,312	9,050	20,362	20,000
Annual Audit	3,300	3,800	3,300	7,100	3,400
Assessment Administration	5,000	5,000	-	5,000	5,000
Arbitrage	900	-	900	900	900
Dissemination	5,250	3,500	2,800	6,300	5,250
Amortization Schedules	600	1,500	500	2,000	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	26,749	13,374	40,124	42,130
Information Technology	1,947	1,298	1,038	2,336	2,453
Website Maintenance	1,298	865	692	1,558	1,636
Postage & Delivery	600	729	583	1,312	600
Insurance	6,686	6,163	-	6,163	6,779
Copies	850	-	250	250	850
Legal Advertising	2,500	2,327	1,861	4,188	2,500
Contingency	2,500	1,280	1,024	2,304	2,500
Office Supplies	625	16	13	28	625
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative	\$ 113,333	\$ 69,874	\$ 51,334	\$ 121,208	\$ 121,377

Operation and Maintenance

Field Expenses

Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,750
Property Insurance	10,000	6,060	-	6,060	9,006
Landscape Maintenance	125,500	70,800	56,640	127,440	175,000
Landscape Replacement & Enhancements	5,000	2,500	2,000	4,500	30,000
Irrigation Repairs	2,500	7,485	4,500	11,985	15,000
Lake Maintenance	25,000	11,865	9,492	21,357	30,000
Electric	5,000	4,735	3,788	8,522	12,000
Streetlighting	95,000	61,861	49,489	111,349	125,000
Water Reporting	-	-	1,500	1,500	3,000
General Field Contingency	10,000	8,612	6,890	15,502	10,000
Total Field Expenses	\$ 293,000	\$ 183,917	\$ 139,298	\$ 323,215	\$ 424,756

Cypress Ridge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Amenity Expenses</i>					
Amenity Management	\$ 8,583	\$ 5,000	\$ 4,000	\$ 9,000	\$ 12,500
Amenity - Electric	12,500	6,632	5,306	11,938	12,500
Amenity- Water	4,167	6,264	2,500	8,764	10,000
Internet	2,500	444	355	799	2,000
Pest Control	1,250	-	-	-	1,250
Janitorial Services	15,417	-	-	-	-
Pool Maintenance	22,500	8,750	7,000	15,750	-
Pool and Janitorial Services	-	-	-	-	25,000
Security Services	-	-	15,000	15,000	32,000
Amenity Repairs and Maintenance	8,333	-	2,500	2,500	15,000
Holiday Lighting	-	-	-	-	7,500
Contingency	14,500	15,060	2,500	17,560	10,000
Total Amenity Expenses	\$ 89,750	\$ 42,150	\$ 39,161	\$ 81,311	\$ 127,750
Total Expenditures	\$ 496,083	\$ 295,941	\$ 229,792	\$ 525,733	\$ 673,883
<i>Other Financing Sources/Uses:</i>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 182,663	\$ (211,358)	\$ (28,695)	\$ (0)

Net Assessments	\$ 512,539
Discounts and Collections (6%)	\$ 32,715
Gross Assessments	<u>\$ 545,254</u>

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	369	\$ 433,575.00	\$ 1,175.00	\$ 1,250.00
Unplatted Lots - Direct	687	\$ 78,963.74	\$ 114.94	\$ 122.28
Total	1056	\$ 512,538.74		

Development	Units	FY26 Adopted Gross Per Unit	FY27 Proposed Gross Per Unit	Variance
Single Family	369	\$ 1,217.64	\$ 1,250.00	\$ 32.36
Unplatted Lots - Direct	687	\$ 114.17	\$ 122.28	\$ 8.10

Cypress Ridge Community Development District General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the Series 2023 Special Assessment Revenue Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Cypress Ridge Community Development District General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Field Management

Represents the cost for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Cypress Ridge Community Development District General Fund Budget

Landscape Maintenance

Represents the estimated cost provide for maintenance of the landscaping within the District. These services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

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

Lake Maintenance

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

Electric

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

Streetlights

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

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 or 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
Approved Proposed Budget
Series 2023 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Direct	\$ 824,642	\$ 826,439	\$ -	\$ 826,439	\$ 409,727
Assessments- Prepayment	\$ -	\$ 2,295,823	\$ 150,000	\$ 2,445,823	
Interest	\$ -	\$ 45,452	\$ 63,633	\$ 109,085	\$ -
Carry Forward Surplus	\$ 450,873	\$ 1,272,281	\$ -	\$ 1,272,281	\$ (0)
Total Revenues	\$ 1,275,514	\$ 4,439,995	\$ 213,633	\$ 4,653,628	\$ 409,727
Expenditures					
Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ -	\$ 335,000	\$ 281,072
Special Call - 11/1	\$ -	\$ 1,360,000	\$ 430,000	\$ 1,790,000	\$ -
Principal Expense - 5/1	\$ 185,000	\$ 155,000	\$ 155,000	\$ 310,000	\$ 160,000
Interest Expense - 5/1	\$ 335,000	\$ 303,778	\$ 284,850	\$ 588,628	\$ 281,072
Interest Expense - 2/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 2/1	\$ -	\$ 1,330,000	\$ -	\$ 1,330,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -
Total Expenditures	\$ 855,000	\$ 3,483,778	\$ 1,169,850	\$ 4,653,628	\$ 722,144
Other Financing Sources/((Uses))					
Transfer In/((Out))	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/((Uses))	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/((Expenditures))	\$ 420,514	\$ 956,217	\$ (956,217)	\$ (0)	\$ (312,416)

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

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
Total	172	\$ 409,727.42		

**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
Total		\$ 9,845,000.00		\$9,891,637.74	\$19,736,637.74

Cypress Ridge CDD FY 27 Assessment Roll
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Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820656	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820658	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820660	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820662	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820664	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820666	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820668	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820670	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820012	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820014	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820016	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820018	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820020	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820022	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820024	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820026	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820028	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820030	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820032	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820034	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820036	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820038	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820040	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820042	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820044	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820046	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820048	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820050	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820052	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820054	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820056	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820058	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820060	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820062	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820064	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820066	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820068	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820070	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820072	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820074	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820076	50'	1	\$1,676.39	\$1,329.79	\$3,006.18

Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820078	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820080	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820082	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820084	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820086	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820088	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820090	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820092	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820094	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820096	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820098	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820100	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820102	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820104	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820106	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820108	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820110	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820112	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820114	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820116	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820118	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820120	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820122	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820124	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820126	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820128	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820130	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820132	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820134	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820136	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820138	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820140	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820142	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820144	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820146	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820148	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820150	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820152	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820154	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820156	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820158	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820160	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820162	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820164	50'	1	\$1,676.39	\$1,329.79	\$3,006.18

Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820166	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820168	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820170	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820172	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820174	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820176	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820178	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820180	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820182	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820184	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820186	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820188	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820190	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820192	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820194	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820196	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820198	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820200	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820202	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820204	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820206	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820208	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820210	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820212	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820214	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820216	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820218	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820220	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820222	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820224	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820226	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820228	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820230	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820232	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820234	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820236	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820238	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820240	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820242	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820244	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820246	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820248	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820250	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820252	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18

Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820254	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820256	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820258	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820260	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820262	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820264	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820266	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820268	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820270	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820272	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820274	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820276	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820278	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820280	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820282	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820284	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820286	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820288	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820290	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820292	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820294	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820296	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820298	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820300	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820302	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820304	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820306	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820308	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820310	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820312	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820314	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820316	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820318	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820320	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820322	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820324	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820326	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820328	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820330	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820332	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820334	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820336	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820338	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820340	40'	1	\$1,676.39	\$1,170.21	\$2,846.60

Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820342	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820344	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820346	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820348	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820350	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820352	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820354	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820356	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820358	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820360	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820362	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820364	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820366	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820368	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820370	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820372	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820374	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820376	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820378	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820380	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820382	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820384	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820386	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820388	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820390	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820392	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820394	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820396	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820398	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820400	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820402	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820404	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820406	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820408	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820410	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820412	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820414	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820416	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820418	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820420	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820422	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820424	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820426	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820428	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18

Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820430	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820432	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820434	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820436	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820438	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820440	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820442	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820444	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820446	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820448	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820450	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820452	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820454	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820456	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820458	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820460	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820462	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820464	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820466	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820468	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820470	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820472	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820474	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820476	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820478	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820480	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820482	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820484	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820486	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820488	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820490	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820492	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820494	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820496	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820498	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820500	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820502	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820504	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820506	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820508	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820510	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820512	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820514	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820516	40'	1	\$1,676.39	\$2,204.20	\$3,880.59

Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820518	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820520	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820522	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820524	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820526	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820528	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820530	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820532	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820534	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820536	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820538	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820540	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820542	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820544	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820546	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820548	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820550	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820552	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820554	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820556	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820558	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820560	40' PD	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820562	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820564	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820566	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820568	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820570	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820572	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820574	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820576	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820578	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820580	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820582	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820584	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820586	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820588	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820590	50' PD	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820592	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820594	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820596	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820598	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820600	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820602	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820604	40'	1	\$1,676.39	\$2,204.20	\$3,880.59

Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820606	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820608	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820610	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820612	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820614	40'	1	\$1,676.39	\$2,204.20	\$3,880.59
0796820616	40'	1	\$1,676.39	\$1,170.21	\$2,846.60
0796820618	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820620	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820622	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820624	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820626	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820628	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820630	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820632	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820634	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820636	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820638	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820640	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820642	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820644	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820646	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820648	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820650	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820652	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820654	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820672	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820674	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820676	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820678	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820680	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820682	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820684	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820686	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820688	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820690	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820692	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820694	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820696	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820698	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820700	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820702	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820704	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820706	50'	1	\$1,676.39	\$2,755.25	\$4,431.64
0796820708	50'	1	\$1,676.39	\$1,329.79	\$3,006.18

Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820710	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820712	50'	1	\$1,676.39	\$1,329.79	\$3,006.18
0796820714	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820716	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820718	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820720	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820722	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820724	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820726	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820728	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820730	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820732	60'	1	\$1,676.39	\$1,489.36	\$3,165.75
0796820734	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820736	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820738	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820740	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820742	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820744	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820746	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
0796820748	60'	1	\$1,676.39	\$3,306.30	\$4,982.69
Total Gross Assessments On Roll		369	\$618,587.91	\$642,328.10	\$1,260,916.01

Total Net Assessments On Roll			\$581,472.64	\$603,788.41	\$1,185,261.05
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Folio	Type	Units	FY27 O&M	Series 2023 Debt	Total
0796820758	Unplatted	687	\$80,069.85	\$0.00	\$80,069.85
Total Gross Assessments Off Roll		687	\$80,069.85	\$0.00	\$80,069.85

Total Net Assessments Off Roll			\$75,265.66	\$0.00	\$75,265.66
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Total Gross Assessments		1056	\$698,657.76	\$642,328.10	\$1,340,985.86
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Total Net Assessments			\$656,738.29	\$603,788.41	\$1,260,526.71
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SECTION 3

**CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this 1st day of October, 2026, by and between:

CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida, with an address of c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**District**”), and

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation and a landowner in the District (“**Developer**”), with an address of 3020 S. Florida Avenue, Lakeland, Florida 33803.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027 Budget**”); and

WHEREAS, this Fiscal Year 2027 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the **Fiscal Year 2027 Budget**, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. FUNDING. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2027 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. CONTINUING LIEN. District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2027 Budget" in the public records of Hillsborough County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2027 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. ALTERNATIVE COLLECTION METHODS.

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in

this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days' prior written notice to the District of any such sale or disposition.

9. FLORIDA LAW GOVERNS. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

12. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Developer acknowledges that the designated public records custodian for the District is **Jill Burns** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Developer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the agreement term and following the agreement term if Developer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the agreement, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 841-5524, EMAIL JBURNS@GMSCFL.COM.

13. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be mailed by First Class Mail, postage prepaid, sent by overnight delivery service, or sent by electronic mail with confirmation of receipt (except for notices of default, which shall also be sent by overnight delivery service), to the parties, as follows:

A. If to the District: Cypress Ridge Community Development District
c/o GMS - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attn: District Manager
jburns@gmscfl.com

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Cypress Ridge CDD, District Counsel
patrick@cddlwyers.com

B. If to Developer: Clayton Properties Group, Inc.
3020 S. Florida Avenue
Lakeland, Florida 33803
Attn: _____
Email: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

14. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

15. ANTIHUMAN TRAFFICKING. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Developer agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Developer refuses to sign said affidavit, the District may terminate this Agreement immediately.

16. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

17. E-VERIFY. Developer shall comply with the requirements of Section 448.095, *Florida Statutes*, including the requirement to enroll in and use the E-Verify system to verify the work authorization status of all newly hired employees. Developer shall require all subcontractors performing work under this Agreement to comply with the requirements of Section 448.095, *Florida Statutes*. If Developer fails to comply with this section, the District shall terminate this Agreement and Developer shall be liable for all costs associated with such termination. Developer shall maintain records of its compliance with this section and shall provide copies of such records to the District upon request.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

**CLAYTON PROPERTIES GROUP,
INC.**, a Tennessee corporation

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2027 Budget

EXHIBIT A:
Property Description

CYPRESS RIDGE CDD

DESCRIPTION: A portion of the Southeast 1/4 of Section 20 and a portion of Section 21, Township 32 South, Range 20 East, lying in Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Section 20; run thence along the South line of the Southeast 1/4 of said Section 20, N.89°56'40"W., a distance of 1190.49 feet to the East boundary of the lands described in Official Records Book 5289, Page 660 of the public records of Hillsborough County, Florida; thence along said East Boundary, N.32°12'04"E., a distance of 1511.67 feet to the South boundary of Parcel 1 of the lands described in Official Records Book 24058, Page 1681 of the public records of Hillsborough County, Florida; thence along said South boundary, N.89°55'49"W., a distance of 118.09 feet to the West boundary of the lands described in aforesaid Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 11.80 feet to the South boundary of the lands described in Official Records Book 23524, Page 1177 of the public records of Hillsborough County, Florida; thence along the South, West and North boundary of said lands the following three (3) courses: 1) N.89°56'09"W., a distance of 131.80 feet; 2) N.00°04'51"W., a distance of 30.00 feet; and 3) S.89°56'09"E., a distance of 150.72 feet to the aforesaid West boundary of the lands described in Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 47.24 feet to the North boundary of Parcel 1 of the lands described in aforesaid Official Records Book 24058, Page 1681; thence along said North boundary, S.89°56'09"E., a distance of 118.09 feet to the aforesaid East boundary of the lands described in Official Records Book 5289, Page 660; thence along said East boundary, N.32°12'04"E., a distance of 4537.33 feet to the South boundary of Parcel 2 of the aforesaid lands described in Official Records Book 24058, Page 1681; thence along said South boundary, N.89°58'47"W., a distance of 118.15 feet to the aforesaid West boundary of the lands described in Official Records Book 5289, Page 660; thence along said West boundary and the West boundary of the lands described in Official Records Book 26522, Page 769 of the public records in Hillsborough County, Florida, N.32°12'04"E., a distance of 114.20 feet to the North boundary of said lands described in Official Records Book 26522, Page 769; thence along said North boundary, S.89°58'47"E., a distance of 23.63 feet to the aforesaid West boundary of Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 26.97 feet to the North boundary of aforesaid Parcel 2; thence along said North boundary, S.89°58'47"E., a distance of 94.52 feet to the aforesaid East boundary of lands described in Official Records Book 5289, Page 660; thence along said East boundary, S.32°12'04"W., a distance of 47.06 feet to the North boundary of the Northwest 1/4 of aforesaid Section 21; thence along said North boundary S.89°58'47"E., a distance of 499.31 feet to the Northwest corner of the Northeast 1/4 of said Section 21; thence along the North boundary of said Northeast 1/4, S.89°11'29"E., a distance of 1037.43 feet to the East boundary of the lands described in Official Records Book 16047, Page 1065 of the public records of Hillsborough County, Florida; thence along said East boundary, S.00°42'49"W., a distance of 1334.80 feet to the North boundary of the lands described in Official Records Book 19019, Page 1485 of the public records of Hillsborough County, Florida; thence along said North boundary, S.89°31'37"E.,

a distance of 1619.00 feet to the West Maintained Right-of-Way line of County Road 579 per the resolution of SRD No.1 Section No. 1057 State Road No. S-579, Hillsborough County dated June 13th, 1952; thence along said West Maintained Right-of-Way line, S.00°57'02"W., a distance of 1324.78 feet to the North boundary of the Southeast 1/4 of said Section 21; thence along said North boundary, N.89°32'23"W., a distance of 9.90 feet to the West Right-of-Way line of said County Road 579 said line also being 50 feet West of and parallel with the East boundary of said Southeast 1/4; thence along said West Right-of-Way line, S.00°57'10"W., a distance of 1278.52 feet; thence N.89°02'50"W., a distance of 1208.41 feet; thence S.30°26'11"W., a distance of 146.34 feet; thence S.32°14'37"W., a distance of 141.92 feet; thence S.18°46'46"W., a distance of 115.22 feet; thence S.25°25'09"W., a distance of 176.77 feet; thence S.30°41'23"W., a distance of 147.54 feet; thence S.42°23'23"W., a distance of 207.91 feet; thence S.41°03'28"W., a distance of 129.55 feet; thence S.43°12'04"W., a distance of 133.67 feet; thence S.40°15'50"W., a distance of 80.07 feet; thence S.27°08'53"W., a distance of 82.96 feet; thence S.38°32'22"W., a distance of 15.33 feet; thence N.63°13'31"W., a distance of 80.86 feet; thence S.46°48'42"W., a distance of 21.21 feet; thence S.62°26'42"E., a distance of 107.82 feet; thence S.79°12'28"E., a distance of 27.67 feet; thence S.03°11'57"W., a distance of 91.25 feet; thence S.08°15'43"E., a distance of 77.72 feet; thence S.00°38'04"W., a distance of 31.66 feet to the South boundary of said Southeast 1/4; thence along said South boundary, N.89°21'56"W., a distance of 675.08 feet to the Southeast corner of the Southwest 1/4 of said Section 21; thence along the South line of said Southwest 1/4, N.89°21'47"W., a distance of 2622.98 feet to the **POINT OF BEGINNING**.

Containing 481.468 acres, more or less.

EXHIBIT B:
Fiscal Year 2027 Budget

[Begins on Following Page]

Cypress Ridge
Community Development District

Approved Proposed Budget
FY2027



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Cypress Ridge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments- Tax Roll	\$ 422,352	\$ 423,308	\$ -	\$ 423,308	\$ 433,575
Assessments- Direct	73,731	55,297	18,434	73,731	78,964
Developer Contributions	-	-	-	-	161,344
Total Revenues	\$ 496,083	\$ 478,604	\$ 18,434	\$ 497,039	\$ 673,883

Expenditures

General & Administrative

Supervisor Fees	\$ 6,000	\$ 3,400	\$ 2,720	\$ 6,120	\$ 6,000
FICA Expense	459	260	208	468	459
Engineering	10,000	-	5,000	5,000	10,000
Attorney	15,000	11,312	9,050	20,362	20,000
Annual Audit	3,300	3,800	3,300	7,100	3,400
Assessment Administration	5,000	5,000	-	5,000	5,000
Arbitrage	900	-	900	900	900
Dissemination	5,250	3,500	2,800	6,300	5,250
Amortization Schedules	600	1,500	500	2,000	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	26,749	13,374	40,124	42,130
Information Technology	1,947	1,298	1,038	2,336	2,453
Website Maintenance	1,298	865	692	1,558	1,636
Postage & Delivery	600	729	583	1,312	600
Insurance	6,686	6,163	-	6,163	6,779
Copies	850	-	250	250	850
Legal Advertising	2,500	2,327	1,861	4,188	2,500
Contingency	2,500	1,280	1,024	2,304	2,500
Office Supplies	625	16	13	28	625
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative	\$ 113,333	\$ 69,874	\$ 51,334	\$ 121,208	\$ 121,377

Operation and Maintenance

Field Expenses

Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,750
Property Insurance	10,000	6,060	-	6,060	9,006
Landscape Maintenance	125,500	70,800	56,640	127,440	175,000
Landscape Replacement & Enhancements	5,000	2,500	2,000	4,500	30,000
Irrigation Repairs	2,500	7,485	4,500	11,985	15,000
Lake Maintenance	25,000	11,865	9,492	21,357	30,000
Electric	5,000	4,735	3,788	8,522	12,000
Streetlighting	95,000	61,861	49,489	111,349	125,000
Water Reporting	-	-	1,500	1,500	3,000
General Field Contingency	10,000	8,612	6,890	15,502	10,000
Total Field Expenses	\$ 293,000	\$ 183,917	\$ 139,298	\$ 323,215	\$ 424,756

Cypress Ridge
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Amenity Expenses</i>					
Amenity Management	\$ 8,583	\$ 5,000	\$ 4,000	\$ 9,000	\$ 12,500
Amenity - Electric	12,500	6,632	5,306	11,938	12,500
Amenity- Water	4,167	6,264	2,500	8,764	10,000
Internet	2,500	444	355	799	2,000
Pest Control	1,250	-	-	-	1,250
Janitorial Services	15,417	-	-	-	-
Pool Maintenance	22,500	8,750	7,000	15,750	-
Pool and Janitorial Services	-	-	-	-	25,000
Security Services	-	-	15,000	15,000	32,000
Amenity Repairs and Maintenance	8,333	-	2,500	2,500	15,000
Holiday Lighting	-	-	-	-	7,500
Contingency	14,500	15,060	2,500	17,560	10,000
Total Amenity Expenses	\$ 89,750	\$ 42,150	\$ 39,161	\$ 81,311	\$ 127,750
Total Expenditures	\$ 496,083	\$ 295,941	\$ 229,792	\$ 525,733	\$ 673,883
<i>Other Financing Sources/Uses:</i>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 182,663	\$ (211,358)	\$ (28,695)	\$ (0)

Net Assessments	\$ 512,539
Discounts and Collections (6%)	\$ 32,715
Gross Assessments	<u>\$ 545,254</u>

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	369	\$ 433,575.00	\$ 1,175.00	\$ 1,250.00
Unplatted Lots - Direct	687	\$ 78,963.74	\$ 114.94	\$ 122.28
Total	1056	\$ 512,538.74		

Development	Units	FY26 Adopted Gross Per Unit	FY27 Proposed Gross Per Unit	Variance
Single Family	369	\$ 1,217.64	\$ 1,250.00	\$ 32.36
Unplatted Lots - Direct	687	\$ 114.17	\$ 122.28	\$ 8.10

Cypress Ridge Community Development District General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the Series 2023 Special Assessment Revenue Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Cypress Ridge Community Development District General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Field Management

Represents the cost for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Cypress Ridge Community Development District General Fund Budget

Landscape Maintenance

Represents the estimated cost provide for maintenance of the landscaping within the District. These services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

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

Lake Maintenance

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

Electric

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

Streetlights

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

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 or 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
Approved Proposed Budget
Series 2023 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Direct	\$ 824,642	\$ 826,439	\$ -	\$ 826,439	\$ 409,727
Assessments- Prepayment	\$ -	\$ 2,295,823	\$ 150,000	\$ 2,445,823	
Interest	\$ -	\$ 45,452	\$ 63,633	\$ 109,085	\$ -
Carry Forward Surplus	\$ 450,873	\$ 1,272,281	\$ -	\$ 1,272,281	\$ (0)
Total Revenues	\$ 1,275,514	\$ 4,439,995	\$ 213,633	\$ 4,653,628	\$ 409,727
Expenditures					
Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ -	\$ 335,000	\$ 281,072
Special Call - 11/1	\$ -	\$ 1,360,000	\$ 430,000	\$ 1,790,000	\$ -
Principal Expense - 5/1	\$ 185,000	\$ 155,000	\$ 155,000	\$ 310,000	\$ 160,000
Interest Expense - 5/1	\$ 335,000	\$ 303,778	\$ 284,850	\$ 588,628	\$ 281,072
Interest Expense - 2/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 2/1	\$ -	\$ 1,330,000	\$ -	\$ 1,330,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ -
Total Expenditures	\$ 855,000	\$ 3,483,778	\$ 1,169,850	\$ 4,653,628	\$ 722,144
Other Financing Sources/((Uses))					
Transfer In/((Out))	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/((Uses))	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/((Expenditures))	\$ 420,514	\$ 956,217	\$ (956,217)	\$ (0)	\$ (312,416)

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

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
Total	172	\$ 409,727.42		

**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
Total		\$ 9,845,000.00		\$9,891,637.74	\$19,736,637.74

SECTION V

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 9th day of July 2026.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:

**CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“**Board**”) of the Cypress Ridge Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2027 at the Hampton Inn – Plant City, 2702 Thonotosassa Road, Plant City, Florida 33563, at 2:00 p.m., on the 2nd Thursday of the month, on the following dates, unless otherwise indicated as follows:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 (“**District Manager’s Office**”).

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

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

District Manager

SECTION VI

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

SECTION VII

SECTION A

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Cypress Ridge Community Development District

District Manager: _____

Date: _____

Print Name: _____

Cypress Ridge Community Development District

SECTION B

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

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Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Cypress Ridge Community Development District

District Manager: _____

Date: _____

Print Name: _____

Cypress Ridge Community Development District

SECTION VIII

SECTION C

*Item will be
provided under
separate cover.*

SECTION 1

SECTION (a)

Cypress Ridge Community Development District Landscape Fee Summary

Contractor: **Cardinal Landscaping Services of Tampa, Inc.**

Property: Cypress Ridge CDD

Address: **817 E. Okaloosa Ave., Tampa, FL 33604**

Address: 4530 Eagles Falls Place
Tampa, FL 33619

Phone: **813-915-9696**

Phone: 407-346-2453

Fax:

Contact: **Michael Mantei**

Contact: Marshall Tindall

Email: mcmaniei@yahoo.com

Email: mtindall@qmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$144,000.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,800.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing: 3.75. Currently 75 annuals on one side</i>	\$281.25 <i>75</i>			\$281.25 <i>75</i>			\$281.25 <i>75</i>			\$281.25 <i>75</i>			\$1,125.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing: \$75 Pine Bark / Coco Brown</i>					\$11,250.00 <i>150</i>						\$5,625.00 <i>75</i>		\$16,875.00
PALM TRIMMING 2x Per Year (Component E.3) <i>Per Palm Price: \$75</i> <i>Palm counts: 70</i>					\$5,250.00 <i>70</i>								\$5,250.00
TOTAL FEE PER MONTH:	\$13,981.25	\$13,700.00	\$13,700.00	\$13,981.25	\$30,200.00	\$13,700.00	\$13,981.25	\$13,700.00	\$13,700.00	\$13,981.25	\$19,325.00	\$13,700.00	\$187,650

Fee Schedule with Extra Services	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50	\$15,637.50
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Fee Schedule Essential Services Only	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700	\$13,700
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$164,400.00	\$400.00
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Extra Services Annual Changes, Palm Pruning, Mulch	\$23,250.00
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TOTAL	\$187,650.00
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SECTION (b)

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Cypress Ridge Community Development District

Summary of Check Register

June 1, 2026 to June 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	6/3/26	263	\$ 1,776.60
	6/11/26	264-266	\$ 2,469.50
	6/24/26	267-273	\$ 21,718.18
		Subtotal	\$ 25,964.28
General Fund - Auto Pay (June 2026)			
		TECO	\$ 9,451.60
		Frontier	\$ 49.99
		Subtotal	\$ 9,501.59
Total Amount			\$ 35,465.87

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/03/26	00038	6/02/26	84891	202606	320	53900	49100		MENS RESTROOM RPR ALVAREZ PLUMBING & A/C	*	1,776.60	1,776.60	000263
6/11/26	00036	6/01/26	864	202606	320	53900	49100		WATER USE REPORTING JUNE BALLENGER LANDCARE	*	250.00	250.00	000264
6/11/26	00032	6/01/26	3035	202606	330	57200	51000		POOL MAINT H2 LAGOON SOLUTIONS	*	1,750.00	1,750.00	000265
6/11/26	00003	6/03/26	90931-06	202606	310	51300	48000		LEGAL ADVERTISING TIMES PUBLISHING COMPANY	*	469.50	469.50	000266
6/24/26	00040	6/18/26	50979	202606	330	57200	48100		PEST CONTROL ALL AMERICAN LAWN AND TREE SOLUTION	*	300.00	300.00	000267
6/24/26	00022	6/12/26	28677	202606	320	53900	47300		IRR RPR	*	2,361.20		
		6/23/26	28689	202606	320	53900	47100		JUNE LANDSCAPE MAINT CARDINAL LANDSCAPING	*	8,850.00	11,211.20	000268
6/24/26	00039	6/12/26	117177	202606	330	57200	46000		GATE RPR CURRENT DEMANDS	*	352.50	352.50	000269
6/24/26	00033	4/30/26	10	202604	330	57200	46000		AMENITY MAINT	*	357.50		
		4/30/26	7	202604	330	57200	46000		TRASH CLEANUP	*	2,170.00		
		4/30/26	8	202604	330	57200	46000		NET MAINT	*	110.00		
		4/30/26	9	202604	330	57200	46000		SIGN INSTALL GOVERNMENTAL MANAGEMENT SERVICES TA	*	343.34	2,980.84	000270
6/24/26	00002	6/01/26	143	202606	320	53900	34000		FIELD MGMT	*	1,250.00		
		6/01/26	144	202606	310	51300	34000		MGMT FEES	*	3,343.67		
		6/01/26	144	202606	310	51300	35200		WEBSITE ADMIN	*	108.17		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
6/01/26	144	202606	310-51300-35100	INFORMATION TECH	*	162.25		
6/01/26	144	202606	310-51300-31300	DISS AGENT	*	437.50		
6/01/26	144	202606	330-57200-48300	AMENITY ACCESS	*	833.33		
6/01/26	144	202606	310-51300-42000	POSTAGE	*	61.02		

GOVERNMENTAL MANAGEMENT SERVICES							6,195.94	000271
6/24/26	00014	6/17/26	15132 202605 310-51300-31500	ATTORNEY FEES	*	214.50		

KILINSKI VAN WYK PLLC							214.50	000272
6/24/26	00041	6/22/26	102616 202606 330-57200-49100	SECURITY	*	463.20		

NATION SECURITY SERVICES							463.20	000273

TOTAL FOR BANK A						25,964.28		
TOTAL FOR REGISTER						25,964.28		

SECTION 2

Cypress Ridge
Community Development District

Unaudited Financial Reporting
June 30, 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
June 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 153,422	\$ -	\$ -	\$ 153,422
Due From Developer	-	-	(38,152)	(38,152)
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
Total Assets	\$ 153,422	\$ 1,274,291	\$ 91,754	\$ 1,519,467
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-
Due To Debt Service	9,126	-	-	9,126
FICA Payable	275	-	-	275
Federal Withholding	100	-	-	100
Total Liabilities	\$ 9,501	\$ -	\$ -	\$ 9,501
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	1,274,291	-	1,274,291
Capital Projects	-	-	91,754	91,754
Unassigned	143,921	-	-	143,921
Total Fund Balances	\$ 143,921	\$ 1,274,291	\$ 91,754	\$ 1,509,966
Total Liabilities & Fund Balance	\$ 153,422	\$ 1,274,291	\$ 91,754	\$ 1,519,467

Cypress Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Assessments- Tax Roll	\$ 422,352	\$ 422,352	\$ 423,308	\$ 956
Assessments- Direct	73,731	73,731	55,297	(18,434)
Total Revenues	\$ 496,083	\$ 496,083	\$ 478,604	\$ (17,479)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 4,500	\$ 4,400	\$ 100
FICA Expense	459	344	337	8
Engineering	10,000	7,500	-	7,500
Attorney	15,000	11,250	11,527	(277)
Annual Audit	3,300	3,300	3,800	(500)
Assessment Administration	5,000	5,000	5,000	-
Arbitrage	900	675	-	675
Dissemination	5,250	3,938	3,938	-
Amortization Schedules	600	600	1,500	(900)
Disclosure Software	1,500	1,500	1,500	-
Trustee Fees	8,020	6,015	-	6,015
Management Fees	40,124	30,093	30,093	(0)
Information Technology	1,947	1,460	1,460	(0)
Website Maintenance	1,298	973	974	(0)
Postage & Delivery	600	600	790	(190)
Insurance	6,686	6,686	6,163	523
Copies	850	638	-	638
Legal Advertising	2,500	2,500	2,796	(296)
Contingency	2,500	1,875	1,334	541
Office Supplies	625	469	16	453
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 113,333	\$ 90,090	\$ 75,801	\$ 14,289

Cypress Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<i><u>Operations & Maintenance</u></i>				
<i><u>Field Expenses</u></i>				
Field Management	\$ 15,000	\$ 11,250	\$ 11,250	\$ -
Property Insurance	10,000	10,000	6,060	3,940
Landscape Maintenance	125,500	94,125	79,650	14,475
Landscape Replacement & Enhancements	5,000	5,000	2,500	2,500
Irrigation Repairs	2,500	2,500	9,846	(7,346)
Lake Maintenance	25,000	18,750	11,865	6,885
Electric	5,000	3,750	4,795	(1,045)
Streetlighting	95,000	71,250	69,554	1,696
General Field Contingency	10,000	10,000	11,094	(1,094)
Total Field Operations	\$ 293,000	\$ 226,625	\$ 206,613	\$ 20,012
<i><u>Amenity Expenses</u></i>				
Amenity Management	\$ 8,583	\$ 6,438	\$ 5,833	\$ 604
Amenity - Electric	12,500	9,375	7,875	1,500
Amenity- Water	4,167	3,125	6,264	(3,139)
Internet	2,500	1,875	494	1,381
Pest Control	1,250	938	300	638
Janitorial Services	15,417	11,563	-	11,563
Pool Maintenance	22,500	16,875	10,500	6,375
Amenity Repairs and Maintenance	8,333	6,250	3,333	2,917
Amenity Contingency	14,500	14,500	15,523	(1,023)
Total Amenity	\$ 89,750	\$ 70,938	\$ 50,123	\$ 20,814
Total Expenditures	\$ 496,083	\$ 387,653	\$ 332,538	\$ 55,115
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 146,067	
Fund Balance - Beginning	\$ -		\$ (2,146)	
Fund Balance - Ending	\$ -		\$ 143,921	

Cypress Ridge
Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	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 June 30, 2026

	Proposed Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Developer Contributions	\$ -	\$ 1,584,471	\$ 1,584,471	\$ -
Interest	\$ -	\$ -	\$ 2,707	\$ 2,707
Total Revenues	\$ -	\$ 1,584,471	\$ 1,587,177	\$ 2,707
Expenditures:				
Contingency	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ 1,642,941	\$ 1,642,941	\$ -
Total Expenditures	\$ -	\$ 1,642,941	\$ 1,642,941	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ (12)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12)	\$ (12)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (55,776)	
Fund Balance - Beginning	\$ -		\$ 147,530	
Fund Balance - Ending	\$ -		\$ 91,754	

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	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
FICA Expense	\$ 77	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,367	\$ 1,045	\$ 1,693	\$ 1,497	\$ 1,483	\$ 2,116	\$ 2,112	\$ 215	\$ -	\$ -	\$ -	\$ -	\$ 11,527
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ 3,938
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	\$ 3,344	\$ -	\$ -	\$ -	\$ 30,093
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ 1,460
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ 974
Postage & Delivery	\$ 222	\$ 114	\$ 108	\$ 60	\$ -	\$ 108	\$ 39	\$ 78	\$ 61	\$ -	\$ -	\$ -	\$ 790
Insurance	\$ 6,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,163
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 2,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470	\$ -	\$ -	\$ -	\$ 2,796
Contingency	\$ 48	\$ 211	\$ 303	\$ 151	\$ 53	\$ 61	\$ 213	\$ 239	\$ 54	\$ -	\$ -	\$ -	\$ 1,334
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	\$ 9,934	\$ 8,387	\$ 4,636	\$ -	\$ -	\$ -	\$ 75,801

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	\$ 1,250	\$ -	\$ -	\$ -	11,250
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	\$ 8,850	\$ 8,850	\$ -	\$ -	\$ -	79,650
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,911	\$ 1,073	\$ 4,500	\$ -	\$ 2,361	\$ -	\$ -	\$ -	\$ -	9,846
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	\$ 60	\$ -	\$ -	\$ -	\$ -	4,795
Streetlighting	\$ 7,807	\$ 7,807	\$ 7,738	\$ 7,738	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,693	\$ -	\$ -	\$ -	69,554
General Field Contingency	\$ 1,930	\$ -	\$ 3,971	\$ 421	\$ 1,790	\$ -	\$ 250	\$ 250	\$ 2,482	\$ -	\$ -	\$ -	\$ -	11,094
Total Field Expenditures:	\$ 23,492	\$ 19,602	\$ 24,921	\$ 20,923	\$ 26,774	\$ 23,997	\$ 24,378	\$ 19,831	\$ 22,696	\$ -	\$ -	\$ -	\$ 206,613	
Amenity Expenditures														
Amenity Management	\$ -	\$ -	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	5,833
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,666	\$ 1,453	\$ 1,362	\$ 1,151	\$ 1,243	\$ -	\$ -	\$ -	\$ -	7,875
Amenity- Water	\$ -	\$ -	\$ -	\$ -	\$ 3,339	\$ 2,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,264
Internet	\$ -	\$ -	\$ -	\$ 244	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	494
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	300
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ -	10,500
Amenity Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,981	\$ 353	\$ -	\$ -	\$ -	\$ -	3,333
Amenity Contingency	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ 14,500	\$ -	\$ 463	\$ -	\$ -	\$ -	\$ -	15,523
Total Amenity Expenditures	\$ -	\$ -	\$ 833	\$ 3,387	\$ 8,639	\$ 7,011	\$ 18,495	\$ 6,765	\$ 4,992	\$ -	\$ -	\$ -	\$ 50,123	
Total Expenditures	\$ 43,596	\$ 27,352	\$ 32,557	\$ 30,572	\$ 41,000	\$ 37,347	\$ 52,807	\$ 34,983	\$ 32,324	\$ -	\$ -	\$ -	\$ 332,538	
Excess (Deficiency) of Revenues over Expenditures	\$ (6,731)	\$ 48,548	\$ 310,141	\$ (28,019)	\$ (20,447)	\$ (37,347)	\$ (52,770)	\$ (34,983)	\$ (32,324)	\$ -	\$ -	\$ -	\$ 146,067	

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)
LESS: Principal Payment - 05/1/26	(\$155,000)
CURRENT BONDS OUTSTANDING	\$9,845,000

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