

*Cypress Ridge
Community Development District*

Meeting Agenda

October 19, 2026

AGENDA

Cypress Ridge

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 12, 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 on **Monday, October 19, 2026** at **2:15 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 September 10, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Directing Chairman and District Staff to File a Petition Amending District Boundaries
5. Consideration of Boundary Amendment Funding Agreement
6. Ratification of Audit Services Engagement Letter for Fiscal Year 2026 Audit
7. Consideration of Resolution 2027-02 Amending the Fiscal Year 2026 Budget
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Presentation of Tree Replacement Review
 - a) Consideration of Estimate from Landscape Vendor for Tree Replacements
 - 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, September 10, 2026** at 1:47 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade *by Zoom*
Garret Parkinson
Brian Walsh
Kareyann Ellison
Brent Elliott *by Zoom*

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Patrick Collins
Marshall Tindall *by Zoom*
Jason Gonzalez *by Zoom*

District Manager, GMS
District Counsel, KVV Law
Field Manager, GMS
Greenberg Traurig, Bond Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:45 p.m. and called the roll. Three Supervisors were present in person constituting a quorum and Two Supervisors attended via 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 July 9, 2026 Board
of Supervisors Meeting**

Ms. Burns presented the minutes of the July 9, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Minutes of July 9, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Presentation and Approval of Supplemental Assessment Methodology for Assessment Area 2 dated September 10, 2026**

Ms. Burns stated that the Supplemental Assessment Methodology for Assessment Area 2 allocates debt based on the benefit each property receives from the capital improvements. The report will be revised after final bond pricing to reflect the actual issuance terms. She reported estimated project costs of \$16,444,796 and estimated bond sizing of \$12 million. The estimated par debt per unit is \$30,651.34 for 40-foot lots, \$38,314.18 for 50-foot lots, and \$45,977.01 for 60-foot lots. The estimated annual debt assessments are \$2,331.03, \$2,913.78, and \$3,496.54, respectively. She stated that the assessments are intended to be paid down at closing and that the name on the assessment roll would be updated when the report is finalized.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Supplemental Assessment Methodology for Assessment Area 2 dated September 10, 2026, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-12 Delegation Resolution (Series 2026-Assessment Area 2 Bonds)**

Ms. Burns stated that Resolution 2026-12 is the standard delegation resolution for the Series 2026 Assessment Area 2 bonds and outlines the terms of the bonds.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-12 Delegation Resolution (Series 2026-Assessment Area 2 Bonds), was approved.

SIXTH ORDER OF BUSINESS**Consideration of Series 2026 Assessment Area 2
Project Ancillary Financing Documents**

- A. True-Up Agreement**
- B. Completion Agreement**
- C. Acquisition Agreement**
- D. Collateral Assignment Agreement**
- E. Declaration of Consent**
- F. Notice of Special Assessment**
- G. Consideration of Resolution 2026-13 Supplemental Delegation Assessment Resolution**

Mr. Collins stated for the record that the Series 2026 Assessment Area 2 ancillary financing documents included a delegated supplemental assessment resolution establishing the parameters for the Series 2026 assessments that would repay the project bonds, approving in substantial form the engineer's report and supplemental assessment methodology, and finding that the project serves a proper, essential, and valid public purpose, that its costs equal or exceed the assessments, and that all land within the project area benefits from the improvements and the assessments levied to fund them; the resolution also authorized staff and the Board to complete the bond issuance by updating and finalizing reports after final pricing, recording the assessment lien, and preparing to collect the assessments.

Mr. Collins explained that the true-up agreement would require the developer to make a payment if fewer lots were delivered than anticipated so assessment levels would return to the methodology's target amounts; the completion agreement obligated the developer to complete the Series 2026 project or provide the funds necessary for completion; the collateral assignment agreement would transfer development rights to the District if bond payments were defaulted upon or the project was not completed, allowing the District to complete it; the declaration of consent confirmed the developer's consent to the District's jurisdiction and acknowledged that the property assessments, assessment proceedings, and financing agreements were valid and legally entered into; the notice of special assessments would be recorded after the bond closing and finalization of the assessment lien, describing the proceedings used to levy the assessments and giving public notice to prospective property purchasers; and the acquisition agreement established the terms under which the District could acquire completed infrastructure, work product, and real property using bond proceeds once those funds became available.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Series 2026 Assessment Area 2 Project Ancillary Financing Documents and Resolution 2026-13 Supplemental Delegation Assessment Resolution, was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Letter for Underwriter Services from FMS Bonds for Series 2026 Bonds

Ms. Burns reviewed the FMS Bonds letter for underwriting services for the Series 2026 bonds.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Letter for Underwriter Services from FMS Bonds for Series 2026 Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Assignment of Construction Contract for Phase 2

Ms. Burns stated that the Board considered assigning the Phase 2 construction contract between Kearney and the developer to the CDD, correcting an initial reference to Phase 3.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Assignment of Construction Contract for Phase 2, was approved.

NINTH ORDER OF BUSINESS

Consideration of Conveyance of Tract F-2 to Clayton Properties Group, Inc.

Mr. Collins stated that Tract F2 had inadvertently been conveyed to the District with certain Phase 1 parcels because it appeared on a list of parcels ready for turnover. Because Tract F2 is located within Assessment Area 2 and needed to be owned by Clayton Properties Group when the bonds were issued, the tract would be conveyed back to the developer by quitclaim deed.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Conveyance of Tract F-2 to Clayton Properties Group, Inc., was approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Collins had nothing to report.

B. Engineer

There being nothing to report, next item followed.

C. Field Manager's Report

Mr. Tindall presented the field manager's report, he reported that the bike-rack installation was coordinated with the landscaper to avoid irrigation and landscaping conflicts; storage shelving and supplemental cleaning were addressed; a chain-link fence gate was rehung and secured; a restroom toilet valve was rebuilt; and electricians corrected improper connections affecting two ceiling fans. Several settled pool pavers were repacked and will be monitored, while landscaping and amenity-center cleanup continued, including trimming vegetation away from fences and detailing beds. He explained that the amenity center's lift station is temporary, is not county maintained, and will remain only until connection to the new phase; because it may be removed within about a year, the Board agreed to monitor it and reconsider servicing if warning lights, alarms, or other concerns arise. He identified standing water in several sidewalk areas, which may eventually require an underdrain or grading work to reduce algae, improve drainage, and make mowing easier after nearby home construction is completed.

**i. Consideration of Proposal for Holiday Lighting Service Addendum to
Current Landscape Maintenance Contract with Cardinal
Landscaping**

Mr. Tindall reviewed a holiday-lighting proposal and selected lighting for the entry sign at \$1,400 and the amenity center's front entry at \$4,930, within the available \$7,500 budget. The proposal included a three-year commitment and a 15% discount, but the Board required language allowing termination at any time with 30 days' notice.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Proposal for Holiday Lighting Service Addendum to Current Landscape Maintenance Contract with Cardinal Landscaping, was approved.

Mr. Tindall stated that the landscaper would be consulted about the remaining trees and that all trees not covered by warranty would be re-flagged and included in a proposal. Ms. Burns explained that some trees had already been replaced under warranty, while approximately six trees along the boulevard were not covered; Mr. Tindall would obtain a proposal for those trees and submit it for approval outside the meeting to avoid a 30-day delay. Mr. Collins then requested a motion authorizing the conveyance of the remaining Phase 1 tracts that had not yet been turned over, noting that the acquisition agreement already permitted the conveyances, but that formal approval should be placed on the record. The motion was seconded and approved without opposition.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Authorizing the Conveyance of the remaining Phase 1 Tracts, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register for the month of July and August are in the agenda package for review.

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

ii. Balance Sheet & Income Statement

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

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON, VICE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH HILLSBOROUGH COUNTY, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “**Act**”), and Ordinance No. 21-13, adopted by the Board of County Commissioners of Hillsborough County, Florida, on April 13, 2021 (the “**Ordinance**”), and being situated within Hillsborough County, Florida (the “**County**”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 481.47 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Clayton Properties Group, Inc., an owner of certain lands within the District, including those lands anticipated to be annexed into the District (the “**Developer**”), has approached the District and requested the District petition to amend its boundaries to add approximately [REDACTED] acres of land, more or less, as more particularly described in the attached **Exhibit A** (the “**Expansion Parcels**”); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the addition of the Expansion Parcels described in **Exhibit A** to the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (the “**Board**”); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the County to seek the amendment of the District’s boundaries to add the lands described in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, Vice Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the County to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of October 2026.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Expansion Parcels

EXHIBIT A:
Expansion Parcels

SECTION V

**BOUNDARY AMENDMENT FUNDING AGREEMENT BY AND BETWEEN CYPRESS
RIDGE COMMUNITY DEVELOPMENT DISTRICT AND CLAYTON PROPERTIES
GROUP, INC.**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ 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*, and located in Hillsborough County, Florida, with an address of 219 E. Livingston Street, Orlando, Florida 32801 ("**District**"), and

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, d/b/a Highland Homes and a landowner in the District ("**Developer**") with an address of 3020 South Florida Avenue, Lakeland Florida 33803.

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “**Act**”), and Ordinance No. 21-13, adopted by the Board of County Commissioners of Hillsborough County, Florida, on April 15, 2021 (the “**Ordinance**”), and being situated within Hillsborough County, Florida (the “**County**”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services within and without the boundaries of the District; and

WHEREAS, the District presently consists of approximately 481.47 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Developer has approached the District and requested the District petition Hillsborough County to amend the District boundaries to add certain parcels of land owned or anticipated to be owned by Developer to the District’s existing boundaries (the “**Boundary Amendment**”); and

WHEREAS, the expansion proposed by Developer is within the size restrictions contained within section 190.046(1), *Florida Statutes*, and

WHEREAS, the District agrees to petition Hillsborough County to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County and such other actions as are necessary in furtherance of the Boundary Amendment process; and

WHEREAS, in order to seek a Boundary Amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the Boundary Amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors (the "**Board**"); and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the Board; and

WHEREAS, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

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

SECTION 1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the Boundary Amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the Boundary Amendment process and proceedings. Developer will make such funds available monthly, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the Boundary Amendment team, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

SECTION 3. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, 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.

SECTION 8. NOTICES. All notices, payments and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Cypress Ridge Community Development District
c/o Governmental Management Services – CF, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32303
Attn: District Counsel

B. If to Landowner: Clayton Properties Group, Inc.
d/b/a Highland Homes
3020 South Florida Avenue
Lakeland, Florida 33803
Attn: D. Joel Adams

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 District and counsel for Developer may deliver Notice on behalf of the District and Developer. 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.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement 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 to this Agreement. Nothing in this

Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement 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 contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

SECTION 11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents to and agrees that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Hillsborough County, Florida

SECTION 12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

SECTION 13. 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** (the “**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 contract term and following the contract term if Developer does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, 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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 E. LIVINGSTON

STREET, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 841-5524, OR EMAIL: JBURNS@GMSCFL.COM.

SECTION 14. 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 doubtful language will not be interpreted or construed against any party.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. 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.

SECTION 18. HUMAN 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.

[Signatures on Following Page]

IN WITNESS THEREOF, the parties execute this agreement the day and year first written above.

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Vice/Chairperson, Board of Supervisors

**CLAYTON PROPERTIES GROUP,
INC.**, a Tennessee corporation d/b/a
Highland Homes

By: _____

Its: _____

SECTION VI



DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

September 10, 2026

Cypress Ridge Community Development District
 Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Cypress Ridge Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

2222 Colonial Road, Suite 201 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
 591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

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We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Cypress Ridge Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,900 (\$3,400 plus \$500 for issuance of debt in 2024). The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public

records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Reporting

We will issue a written report upon completion of our audit of Cypress Ridge Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Cypress Ridge Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Cypress Ridge Community Development District.

Signed by: Milton Andrade
Signature: _____
05F2744F40FE41E...

Title: Chairman

Date: 2026-09-17

SECTION VII

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (the “**Board**”) previously adopted its budget (“**Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the “**Amended Budget**”); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the “**Adoption Resolution**”), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a.** The Board has reviewed the District Manager’s proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b.** The Amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

- c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Cypress Ridge Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective October 13, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are 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. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget, as amended by this Resolution, on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 19th day of October 2026

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[Attached Beginning on Following Page]

Cypress Ridge
Community Development District

Budget Amendments
FY 2026



Cypress Ridge
Community Development District
FY2026 Budget Amendment
General Fund

Description	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals 9/30/26
Revenues:				
Assessments-On Roll	\$ 422,352	\$ 956	\$ 423,308	\$ 423,308
Assessments-Direct Billed	73,731	(2)	73,729	73,729
Miscellaneous Income	-	30	30	30
Total Revenues	\$ 496,083	\$ 984	\$ 497,067	\$ 497,067
Administrative:				
Supervisor Fees	\$ 6,000	\$ 1,000	\$ 7,000	\$ 6,400
FICA Expense	459	100	559	490
Engineering	10,000	-	-	-
Attorney	15,000	7,500	22,500	20,110
Annual Audit	3,300	500	3,800	3,800
Assessment Administration	5,000	-	5,000	5,000
Arbitrage	900	-	900	-
Dissemination	5,250	-	5,250	5,250
Amortization Schedules	600	1,400	2,000	2,000
Disclosure Software	1,500	-	1,500	1,500
Trustee Fees	8,020	-	8,020	4,256
Management Fees	40,124	0	40,124	40,124
Information Technology	1,947	0	1,947	1,947
Website Maintenance	1,298	0	1,298	1,298
Postage & Delivery	600	393	993	993
Insurance	6,686	-	6,686	6,163
Copies	850	-	850	26
Legal Advertising	2,500	1,584	4,084	4,084
Contingency	2,500	(690)	1,810	1,810
Office Supplies	625	-	625	22
Dues, Licenses & Subscriptions	175	-	175	175
Total Administrative	\$ 113,333	\$ 11,788	\$ 115,121	\$ 105,447
Field Expenditures:				
Field Management	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Property Insurance	10,000	-	10,000	6,060
Landscape Maintenance	125,500	(13,300)	112,200	112,200
Landscape Replacement & Enhancements	5,000	1,725	6,725	6,725
Irrigation Repairs	2,500	7,763	10,263	10,263
Lake Maintenance	25,000	(4,660)	20,340	20,340
Electric	5,000	-	5,000	4,933
Streetlighting	95,000	(2,408)	92,592	92,592
General Field Contingency	10,000	2,070	12,070	12,070
Total Field Expenditures	\$ 293,000	\$ (8,809)	\$ 284,191	\$ 280,184

Cypress Ridge
Community Development District
FY2026 Budget Amendment
General Fund

Description	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals 9/30/26
Amenity Expenditures:				
Amenity Management	\$ 8,583	\$ -	\$ 8,583	\$ 8,453
Amenity - Electric	12,500	(1,007)	11,493	11,493
Amenity- Water	4,167	23,000	27,167	26,312
Internet	2,500	(1,856)	644	644
Pest Control	1,250	-	1,250	1,200
Janitorial Services	15,417	(12,854)	2,563	2,563
Pool Maintenance	22,500	(4,786)	17,714	15,750
Amenity Repairs and Maintenance	8,333	(5,653)	2,681	3,206
Contingency	14,500	11,161	25,661	25,661
Total Amenity Expenditures	\$ 89,750	\$ 8,005	\$ 97,755	\$ 95,282
Total Expenditures	\$ 496,083	\$ 10,984	\$ 497,067	\$ 480,913
Excess Revenue (Expenditures)	\$ (0)	\$ (10,000)	\$ (0)	\$ 16,154

SECTION VIII

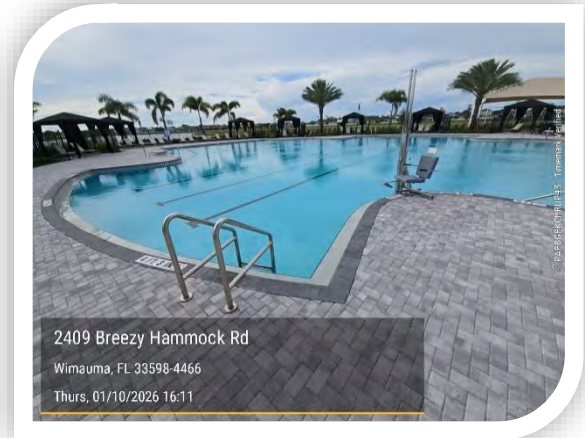
SECTION C

Cypress Ridge CDD

Field Management Report

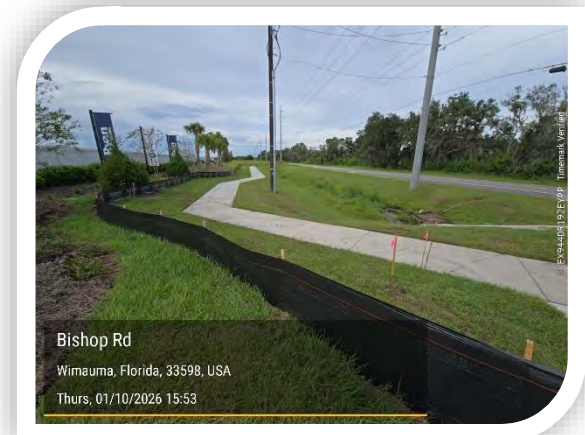
Contracted Services

- Mowing and detailing services are being executed in accordance with the contract.
- Nothing notable reported by pool, janitorial, nor pest control as we enter the amenity offseason.
- Well readings issues were resolved with Ballenger. A system setting was impeding correct registration. The account was previously set up for automatic meter readings, which caused incoming readings to fail to register since we do not use automated readings. The account has now been reset to manual entry and



Site items

- Trees are being assessed along main boulevards at and past the amenity center. Prior to that towards the main entry are not being tracked due to future roadwork expected to force their removal. Some may be flush cut in the meantime as needed.
- Silt fence installation near front entry for related work hit irrigation lines and may impede some parts of landscaping maintenance.



In progress

- General minor maintenance work continues to be scheduled on an as needed basis. Current items include street drain cleanouts, sidewalks grinds, supplemental amanity cleanup items, and minor fence work.



SECTION 1



Site Report

18445884172

Reference Number: 20261001-18445884172	Form Name: Site Report
Submitter Name: Marshall Tindall mtindall@gmscfl.com	Date Sent on Device: Oct 1, 2026 4:51:21 PM EDT
Location: 6005 Bishop Rd, Wimauma, FL 33598, USA Oct 1, 2026 4:51:15 PM EDT [View Map]	

NEW PAGE

District Status Review

District	Cypress Ridge CDD
Site Inspected By	Marshall Tindal - Field Manager

Issue Details

ISSUE DETAILS	1 OF 7
---------------	--------

Issue Details

Date / Time	Oct 1, 2026 4:02:00 PM EDT
Assignment	Landscafer
GeoLocation	6091 Mangrove Crk Rd, Wimauma, FL 33598, USA latitude: 27.6860161 altitude: -4.4 longitude: -82.307895 [viewMap]

Action Item Picture		
Action Item Description		tree replacement
		breezy hammock and bishop
Request Vendor Proposal		Yes

ISSUE DETAILS		2 OF 7
Issue Details		
Date / Time	Oct 1, 2026 4:02:00 PM EDT	
Assignment	Landscaper	
GeoLocation	6091 Mangrove Crk Rd, Wimauma, FL 33598, USA latitude: 27.6860161 altitude: -4.4 longitude: -82.307895 [viewMap]	
Action Item Picture		

Action Item Description	Tree replacement
Request Vendor Proposal	Breezy hammock and bishop Yes

ISSUE DETAILS

3 OF 7

Issue Details

Date / Time	Oct 1, 2026 4:02:00 PM EDT
Assignment	Landscaper
GeoLocation	2473 White Ladyfish Rd, Wimauma, FL 33598, USA latitude: 27.6863578 altitude: -5.5 longitude: -82.3124947 [viewMap]

Action Item Picture

Action Item Description	replace tree
Request Vendor Proposal	path tract adjacent to 2472 white ladyfish Yes

ISSUE DETAILS

4 OF 7

Issue Details

Date / Time	Oct 1, 2026 4:02:00 PM EDT
GeoLocation	2494 White Ladyfish Rd, Wimauma, FL 33598, USA latitude: 27.6855999 altitude: -5.5 longitude: -82.3123086 [viewMap]

Action Item Picture	
Action Item Description	replace tree
Request Vendor Proposal	purplec thistle - behind and across road from Yes

ISSUE DETAILS		5 OF 7
Issue Details		
Date / Time	Oct 1, 2026 4:02:00 PM EDT	
Assignment	Landscaper	
GeoLocation	2466 White Ladyfish Rd, Wimauma, FL 33598, USA latitude: 27.6862896 altitude: -5.5 longitude: -82.3117597 [viewMap]	
Action Item Picture		

Action Item Description	replace tree
Request Vendor Proposal	purplec thistle - behind and across road from Yes

ISSUE DETAILS

6 OF 7

Issue Details

Date / Time

Oct 1, 2026 4:02:00 PM EDT

GeoLocation

2244 Scenic Pk Lp, Wimauma, FL 33598, USA
latitude: 27.6847257 altitude: -5.6000004
longitude: -82.3150051 [[viewMap](#)]

Action Item Picture**Action Item Description**

replace tree

Request Vendor Proposal

beside 2244
Yes

ISSUE DETAILS

7 OF 7

Issue Details

Date / Time

Oct 1, 2026 4:02:00 PM EDT

GeoLocation

2554 White Ladyfish Rd, Wimauma, FL 33598, USA
latitude: 27.6840427 altitude: -5.9
longitude: -82.3137562 [[viewMap](#)]

Action Item Picture



Action Item Description

replace tree

adjacent to 2554

Request Vendor Proposal

No

SECTION (a)



Cardinal Landscaping services of Tampa, Inc.

817 E. Okaloosa Ave.

Tampa, FL 33604

+18139159696

Estimate

ADDRESS

Cypress Ridge CDD

Cypress Ridge CDD

Cypress Ridge CDD

Riverview

FL

ESTIMATE

14768

DATE

06/04/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Live Oak	45g. installed to replace 2 dead Trees on blvd.	5	795.00	3,975.00
Tree Staking	Tree Staking	7	75.00	525.00
Irrigation Maintenance	Irrigation Maintenance- set timers, adjust watering amounts for 3 months .	7	90.00	630.00
Tree Removal	Dead Tree Removal and disposal	2	200.00	400.00
Carolina Sapphire	30g. Installed	2	550.00	1,100.00
Pine Bark Mini's Installed	Per Yard	2	65.00	130.00

TOTAL

\$6,760.00

Accepted By

Accepted Date

SECTION D

SECTION 1

Cypress Ridge Community Development District

Summary of Check Register

September 1, 2026 to September 30, 2026

Fund	Date	Check No.'s	Amount
General Fund	9/15/26	297-301	\$ 13,463.43
	9/30/26	302-310	\$ 46,687.98
		Subtotal	<u>\$ 60,151.41</u>
General Fund - Auto Pay		TECO	\$ 10,836.86
		Frontier	\$ 49.99
		Hills Co Water	\$ 1,382.76
		Subtotal	<u>\$ 12,269.61</u>
Total Amount			<u>\$ 72,421.02</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/26	00036	9/01/26	958	202609 330-57200-43100	BALLENGER LANDCARE	*	250.00	250.00	000297
9/15/26	00039	9/10/26	28653	202609 330-57200-49100	CURRENT DEMANDS	*	4,450.25	4,450.25	000298
9/15/26	00024	7/30/26	7	202607 310-51300-31350	DISCLOSURE SERVICES LLC	*	500.00	500.00	000299
9/15/26	00002	8/01/26	151	202608 320-53900-34000	FIELD MGMT	*	1,250.00		
		8/01/26	152	202608 310-51300-34000	MGMT FEES	*	3,343.67		
		8/01/26	152	202608 310-51300-35200	WEBSITE ADMIN	*	108.17		
		8/01/26	152	202608 310-51300-35100	INFORMATION TECH	*	162.25		
		8/01/26	152	202608 310-51300-31300	DISS AGENT	*	437.50		
		8/01/26	152	202608 330-57200-48300	AMENITY ACCESS	*	833.33		
		8/01/26	152	202608 310-51300-51000	OFFICE SUPPLIES	*	3.13		
		8/01/26	152	202608 310-51300-42000	POSTAGE	*	186.49		
		8/01/26	152	202608 310-51300-42500	COPIES	*	25.20		
		8/01/26	152	202608 310-51300-49000	STAPLES	*	12.19		
		8/01/26	152	202608 310-51300-49000	MEETING ROOM	*	151.25		
					GOVERNMENTAL MANAGEMENT SERVICES			6,513.18	000300
9/15/26	00032	9/01/26	3130	202609 330-57200-51000	SEPT POOL CLEANING	*	1,750.00	1,750.00	000301
9/15/26	00041	8/31/26	103814	202608 330-57200-49100	SECURITY	*	463.20	463.20	000302
9/30/26	00022	8/20/26	29724	202608 320-53900-47300	IRR RPRS	*	417.52		

CRCD CYPRESS RIDGE LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/18/26	29761 202609 320-53900-47100	LANDSCAPE MAINT	*	11,250.00		
				CARDINAL LANDSCAPING			11,667.52	000303
9/30/26 00039		9/16/26	1224 202609 330-57200-48300	REMOTE MONITORING	*	120.00		
				CURRENT DEMANDS			120.00	000304
9/30/26 00031		9/30/26	09302026 202609 300-20700-10000	TRANSFER TO DEBT SRVC	*	9,126.00		
				CYPRESS RIDGE CDD			9,126.00	000305
9/30/26 00004		9/18/26	34249 202609 300-15500-10000	FIA POLICY	*	15,367.00		
				EGIS INSURANCE & RISK ADVISORS, LLC			15,367.00	000306
9/30/26 00002		9/01/26	156 202609 320-53900-34000	FIELD MGMT	*	1,250.00		
		9/01/26	157 202609 310-51300-34000	MGMT FEES	*	3,343.67		
		9/01/26	157 202609 310-51300-35200	WEBSITE ADMIN	*	108.17		
		9/01/26	157 202609 310-51300-35100	INFORMATION TECH	*	162.25		
		9/01/26	157 202609 310-51300-31300	DISS AGENT	*	437.50		
		9/01/26	157 202609 330-57200-48300	AMENITY MGMT	*	833.33		
		9/01/26	157 202609 310-51300-51000	OFFICE SUPPLIES	*	.33		
		9/01/26	157 202609 310-51300-42000	POSTAGE	*	8.61		
				GOVERNMENTAL MANAGEMENT SERVICES			6,143.86	000307
9/30/26 00014		9/14/26	15907 202608 310-51300-31500	ATTORNEY FEES	*	898.00		
		9/14/26	15908 202608 310-51300-31500	ATTORNEY FEES	*	1,489.50		
				KILINSKI VAN WYK PLLC			2,387.50	000308
9/30/26 00041		9/07/26	104042 202609 330-57200-48300	SECURITY	*	463.20		
		9/14/26	104043 202609 330-57200-48300	SECURITY	*	463.20		
				NATION SECURITY SERVICES			926.40	000309
				CRCD CYPRESS RIDGE LPOPELKA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/30/26	00003	9/23/26 100685-0	202609 310-51300-48000	LEGAL ADVERTISING	*	486.50	
TIMES PUBLISHING COMPANY							486.50 000310
TOTAL FOR BANK A						60,151.41	
TOTAL FOR REGISTER						60,151.41	

SECTION 2

Cypress Ridge
Community Development District

Unaudited Financial Reporting
September 30, 2026



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Cypress Ridge
Community Development District
Combined Balance Sheet
September 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 46,049	\$ -	\$ -	\$ 46,049
Due From Developer	-	-	10,605	10,605
Due from General Fund	-	(0)	-	(0)
Prepaid Items	15,367	-	-	15,367
Investments:		-	-	
<u>Series 2023</u>				
Reserve	-	304,581	-	304,581
Revenue	-	469,599	-	469,599
Interest	-	-	-	-
Prepayment	-	921,415	-	921,415
Construction	-	-	27	27
Total Assets	\$ 61,416	\$ 1,695,595	\$ 10,633	\$ 1,767,644
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	3,215	-	-	3,215
Due To Debt Service	(0)	-	-	(0)
FICA Payable	306	-	-	306
Federal Withholding	150	-	-	150
Deferred Revenue	39,482	-	-	39,482
Total Liabilities	\$ 43,152	\$ -	\$ -	\$ 43,152
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	\$ 15,367	\$ -	\$ -	\$ 15,367
Restricted for:				
Debt Service	-	1,695,595	-	1,695,595
Capital Projects	-	-	10,633	10,633
Unassigned	2,897	-	-	2,897
Total Fund Balances	\$ 18,264	\$ 1,695,595	\$ 10,633	\$ 1,724,492
Total Liabilities & Fund Balance	\$ 61,416	\$ 1,695,595	\$ 10,633	\$ 1,767,644

Cypress Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance

Revenues

Assessments- Tax Roll	\$ 422,352	\$ 422,352	\$ 423,308	\$ 956
Assessments- Direct	73,731	73,729	73,729	-
Miscellaneous Income	-	-	30	30

Total Revenues	\$ 496,083	\$ 496,081	\$ 497,067	\$ 986
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 6,000	\$ 6,400	\$ (400)
FICA Expense	459	459	490	(31)
Engineering	10,000	10,000	-	10,000
Attorney	15,000	15,000	20,110	(5,110)
Annual Audit	3,300	3,300	3,800	(500)
Assessment Administration	5,000	5,000	5,000	-
Arbitrage	900	900	-	900
Dissemination	5,250	5,250	5,250	-
Amortization Schedules	600	600	2,000	(1,400)
Disclosure Software	1,500	1,500	1,500	-
Trustee Fees	8,020	8,020	4,256	3,764
Management Fees	40,124	40,124	40,124	(0)
Information Technology	1,947	1,947	1,947	(0)
Website Maintenance	1,298	1,298	1,298	(0)
Postage & Delivery	600	600	993	(393)
Insurance	6,686	6,686	6,163	523
Copies	850	850	26	824
Legal Advertising	2,500	2,500	4,084	(1,584)
Contingency	2,500	2,500	1,810	690
Office Supplies	625	625	22	603
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 113,333	\$ 113,333	\$ 105,447	\$ 7,886
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Cypress Ridge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u><i>Operations & Maintenance</i></u>				
<u><i>Field Expenses</i></u>				
Field Management	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Property Insurance	10,000	10,000	6,060	3,940
Landscape Maintenance	125,500	125,500	112,200	13,300
Landscape Replacement & Enhancements	5,000	5,000	6,725	(1,725)
Irrigation Repairs	2,500	2,500	10,263	(7,763)
Lake Maintenance	25,000	25,000	20,340	4,660
Electric	5,000	5,000	4,933	67
Streetlighting	95,000	95,000	92,592	2,408
General Field Contingency	10,000	10,000	12,070	(2,070)
Total Field Operations	\$ 293,000	\$ 293,000	\$ 280,184	\$ 12,816
<u><i>Amenity Expenses</i></u>				
Amenity Management	\$ 8,583	\$ 8,583	\$ 8,453	\$ 130
Amenity - Electric	12,500	12,500	11,493	1,007
Amenity- Water	4,167	4,167	26,312	(22,146)
Internet	2,500	2,500	644	1,856
Pest Control	1,250	1,250	1,200	50
Janitorial Services	15,417	15,417	2,563	12,854
Pool Maintenance	22,500	22,500	15,750	6,750
Amenity Repairs and Maintenance	8,333	8,333	3,206	5,128
Amenity Contingency	14,500	14,500	25,661	(11,161)
Total Amenity	\$ 89,750	\$ 89,750	\$ 95,282	\$ (5,532)
Total Expenditures	\$ 496,083	\$ 496,083	\$ 480,913	\$ 15,170
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 16,154	
Fund Balance - Beginning	\$ -		\$ 2,110	
Fund Balance - Ending	\$ -		\$ 18,264	

Cypress Ridge

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 824,642	\$ 824,642	\$ 826,439	\$ 1,798
Assessments - Prepayments	\$ -	\$ -	\$ 3,344,113	\$ 3,344,113
Interest	\$ -	\$ -	\$ 57,469	\$ 57,469
Total Revenues	\$ 824,642	\$ 824,642	\$ 4,228,022	\$ 3,403,380
Expenditures:				
Interest Expense - 11/1	\$ 335,000	\$ 335,000	\$ 344,003	\$ (9,003)
Special Call - 11/1	\$ -	\$ -	\$ 430,000	\$ (430,000)
Special Call - 2/1	\$ -	\$ -	\$ 1,330,000	\$ (1,330,000)
Special Call - 5/1	\$ -	\$ -	\$ 930,000	\$ (930,000)
Principal Expense - 5/1	\$ 185,000	\$ 185,000	\$ 155,000	\$ 30,000
Interest Expense - 5/1	\$ 335,000	\$ 335,000	\$ 303,778	\$ 31,222
Special Call - 8/1	\$ -	\$ -	\$ 630,000	\$ (630,000)
Total Expenditures	\$ 855,000	\$ 855,000	\$ 4,122,781	\$ (3,267,781)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 12	\$ 12
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12	\$ 12
Excess Revenues (Expenditures)	\$ (30,358)		\$ 105,252	
Fund Balance - Beginning	\$ 450,873		\$ 1,590,342	
Fund Balance - Ending	\$ 420,514		\$ 1,695,595	

Cypress Ridge
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Proposed	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,633,567	\$ 1,633,567
Interest	\$ -	\$ -	\$ 3,154	\$ 3,154
Total Revenues	\$ -	\$ -	\$ 1,636,721	\$ 1,636,721
Expenditures:				
Contingency	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ 1,773,606	\$ 1,773,606	\$ -
Total Expenditures	\$ -	\$ 1,773,606	\$ 1,773,606	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ (12)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12)	\$ (12)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (136,897)	
Fund Balance - Beginning	\$ -	\$ -	\$ 147,530	
Fund Balance - Ending	\$ -	\$ -	\$ 10,633	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,432	\$ -	\$ 73,729
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 30
Total Revenues	\$ 36,864	\$ 75,900	\$ 342,698	\$ 2,553	\$ 20,553	\$ -	\$ 36	\$ -	\$ -	\$ 30	\$ 18,432	\$ -	\$ 497,067

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 6,400
FICA Expense	\$ 77	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 214	\$ -	\$ -	\$ 77	\$ -	\$ 77	\$ 490
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,367	\$ 1,045	\$ 1,929	\$ 1,497	\$ 2,638	\$ 2,116	\$ 2,112	\$ 215	\$ 2,249	\$ 2,555	\$ 2,388	\$ -	\$ 20,110
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 5,250
Amortization Schedules	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 2,000
Disclosure Software	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 40,124
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 1,947
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 1,298
Postage & Delivery	\$ 222	\$ 114	\$ 108	\$ 60	\$ -	\$ 108	\$ 39	\$ 78	\$ 61	\$ 8	\$ 186	\$ 9	\$ 993
Insurance	\$ 6,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,163
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 25	\$ -	\$ 26
Legal Advertising	\$ -	\$ 2,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,271	\$ -	\$ -	\$ 487	\$ 4,084
Contingency	\$ 48	\$ 211	\$ 303	\$ 151	\$ 53	\$ 61	\$ 213	\$ 239	\$ 54	\$ 205	\$ 217	\$ 54	\$ 1,810
Office Supplies	\$ -	\$ 3	\$ 3	\$ 3	\$ -	\$ 1	\$ 4	\$ 3	\$ -	\$ 3	\$ 3	\$ 0	\$ 22
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,360	\$ 7,750	\$ 7,039	\$ 6,262	\$ 6,743	\$ 6,338	\$ 9,934	\$ 8,387	\$ 7,686	\$ 8,401	\$ 6,871	\$ 5,677	\$ 105,447

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	\$ 1,250	\$ 1,250	\$ 15,000
Property Insurance	\$ 1,960	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,060
Landscape Maintenance	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 8,850	\$ 10,050	\$ 11,250	\$ 11,250	\$ 112,200
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 4,225	\$ -	\$ -	\$ -	\$ 6,725
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,911	\$ 1,073	\$ 4,500	\$ -	\$ 2,361	\$ -	\$ 418	\$ -	\$ 10,263
Lake Maintenance	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 1,695	\$ 20,340
Electric	\$ -	\$ -	\$ 1,417	\$ 969	\$ 1,085	\$ 1,031	\$ 140	\$ 93	\$ 60	\$ 42	\$ 42	\$ 54	\$ 4,933
Streetlighting	\$ 7,807	\$ 7,807	\$ 7,738	\$ 7,738	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,693	\$ 7,653	\$ 92,592
General Field Contingency	\$ 1,930	\$ -	\$ 3,971	\$ 421	\$ 1,790	\$ -	\$ 250	\$ 250	\$ 2,482	\$ 456	\$ 400	\$ 120	\$ 12,070
Total Field Expenditures:	\$ 23,492	\$ 19,602	\$ 24,921	\$ 20,923	\$ 26,774	\$ 25,692	\$ 24,378	\$ 19,831	\$ 28,616	\$ 21,185	\$ 22,748	\$ 22,022	\$ 280,184
Amenity Expenditures													
Amenity Management	\$ -	\$ -	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 953	\$ 8,453
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,666	\$ 1,453	\$ 1,362	\$ 1,151	\$ 1,243	\$ 1,203	\$ 1,239	\$ 1,177	\$ 11,493
Amenity- Water	\$ -	\$ -	\$ -	\$ -	\$ 3,339	\$ 2,925	\$ 10,604	\$ 2,387	\$ 2,188	\$ 2,012	\$ 1,383	\$ 1,475	\$ 26,312
Internet	\$ -	\$ -	\$ -	\$ 244	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 644
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,200
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,170	\$ -	\$ 193	\$ -	\$ 200	\$ -	\$ 2,563
Pool Maintenance	\$ -	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 1,750	\$ 15,750
Amenity Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811	\$ -	\$ 1,318	\$ 240	\$ 837	\$ -	\$ 3,206
Amenity Contingency	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ 14,500	\$ -	\$ 926	\$ 1,982	\$ 2,316	\$ 5,377	\$ 25,661
Total Amenity Expenditures	\$ -	\$ -	\$ 833	\$ 3,387	\$ 8,639	\$ 7,011	\$ 32,079	\$ 6,172	\$ 8,802	\$ 8,370	\$ 8,908	\$ 11,081	\$ 95,282
Total Expenditures	\$ 47,852	\$ 27,352	\$ 32,793	\$ 30,572	\$ 42,155	\$ 39,042	\$ 66,391	\$ 34,389	\$ 45,103	\$ 37,955	\$ 38,527	\$ 38,781	\$ 480,913
Excess (Deficiency) of Revenues over Expenditures	\$ (10,987)	\$ 48,548	\$ 309,905	\$ (28,019)	\$ (21,602)	\$ (39,042)	\$ (66,355)	\$ (34,389)	\$ (45,103)	\$ (37,925)	\$ (20,095)	\$ (38,781)	\$ 16,154

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	\$304,581
Reserve Fund Balance	\$304,581
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)
LESS: Special Call - 5/1/26	(\$930,000)
LESS: Special Call - 8/1/26	(\$630,000)
CURRENT BONDS OUTSTANDING	\$8,285,000

Cypress Ridge
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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

ON ROLL ASSESSMENTS

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	\$ 73,728.71
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	30146	\$ 18,432.18	\$ 18,432.18	\$ 18,432.18
			\$ 73,728.71	\$ 73,728.71	\$ 73,728.71