

Cypress Creek Reserve Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://cypresscreekreservecdd.net/>

June 3, 2026

Board of Supervisors
Cypress Creek Reserve Community Development District

Dear Board Members:

The Board of Supervisors of the Cypress Creek Reserve Community Development District will hold a Regular Meeting on June 10, 2026 at 11:00 a.m., or as soon thereafter as the matter may be heard, at the Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
4. Consideration of Resolution 2026-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
5. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
6. Consideration of Resolution 2026-04, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Amended Rules of Procedure
7. Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Note: Meeting Location

8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026

9. Ratification Items
 - A. Requisition No. 2: Osprey Creek LP Acquisition and Construction [\$669,978.01]
 - B. Requisition No. 4: Osprey Creek LP Acquisition and Construction [\$1,165,544.14]
 - C. Polk County Property Appraiser
 - I. Contract Agreement
 - II. 2026 Data Sharing & Usage Agreement

10. Acceptance of Unaudited Financial Statement as of April 30, 2026

11. Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes

12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *LevelUp Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: July 8, 2026 at 11:00 AM
 - QUORUM CHECK

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|--------|-----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | WILLIAM FIFE | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | CANDICE BAIN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | BARON WOODARD | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | OWEN BUDORICK | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | ERIC MORRISETTE | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 280 2710