

*Cypress Park Estates
Community Development District*

Meeting Agenda

April 27, 2021

AGENDA

Cypress Park Estates

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 20, 2021

**Board of Supervisors
Cypress Park Estates
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Cypress Park Estates Community Development District** will be held **Tuesday, April 27, 2021 at 11:30 AM** at **1925 US Hwy 98 S., Suite 201, Lakeland, FL 33801.**

Call-In Information: 1-646-876-9923

Meeting ID: 921 4194 9044

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at jburns@gmscfl.com)
3. Approval of Minutes of the January 26, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2021-04 Appointing Treasurer and Assistant Treasurer
5. Consideration of Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 27, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments
6. Consideration of Fee Increase Letter for District Counsel Services from Hopping, Green & Sams
7. Consideration of Proposals for Arbitrage Rebate Services – **ADDED**
 - A. AMTEC
 - B. Grau & Associates

¹ Comments will be limited to three (3) minutes

8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Funding Request #7
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Summary of Series 2020 AA1 Requisitions #15 and #17 to #40
 - iv. Ratification of Change Orders
 - a) Ratification of Change Order #2, #5, and #7 from Jon M. Hall Company
 - b) Ratification of External Change Order #2 from Blue Ox
 - c) Ratification of PO #7 with Fortiline Waterworks
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

MINUTES

**MINUTES OF MEETING
CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cypress Park Estates Community Development District was held **Tuesday, January 26, 2021** at 11:30 a.m. at 1925 US Hwy 98 S., Suite 201, Lakeland, FL.

Present and constituting a quorum:

Scott Shapiro	Chairman
McKinzie Terrill	Vice Chairman
Allan Keen <i>via phone</i>	Assistant Secretary
Hyzens Marc <i>via phone</i>	Assistant Secretary
Steve Rosser	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Sarah Warren <i>via Zoom</i>	Hopping Green & Sams
Rodney Gadd	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were 3 supervisors present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that no members of the public were present to provide comments.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 9, 2020 Board of Supervisors Meeting

Ms. Burns asked for any questions, comments, corrections to the November 9, 2020 meeting minutes. The Board had no changes.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, the Minutes of the November 9, 2020 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-03
Ratifying Series 2020 Bonds**

Ms. Burns noted that bonds were issued at the end of 2020 and this resolution ratifies, confirms, and approves all the actions the District officers and staff took in connection with the closing and the sale of the Series 2020 bonds.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, Resolution 2021-03 Ratifying Series 2020 Bonds, was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing**

Ms. Burns stated this is a document that will be presented to all builders so that any potential property owners have notice of the series 2020 issuance. IF additional bonds are issued down the road, they will amend this at each issuance so that all property owners are put on notice. She then stated they are looking for a motion to authorize council to record.

On MOTION by Mr. Shapiro, seconded by Mr. Rosser, with all in favor, the Disclosure of Public Financing, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal from Stewart &
Associates for Landscaping Installation**

Ms. Burns presented the proposal to the Board and stated the total amount is \$158,440.50. Ms. Warren added that she will be putting an agreement together to be sure there are warranty provisions connected.

On MOTION by Mr. Terrill, seconded by Mr. Shapiro, with all in favor, the Proposal from Stewart & Associates for Landscaping Installation, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from Pennoni
to Preform Professional Surveying
Services for Platting of Phase 1**

Ms. Burns reported that the total amount of the contract is \$20,200 and will take approximately 5 weeks to complete. Mr. Shapiro asked if this could be made a priority over the

landscaping agreement because they are wanting to get the land platted as soon as possible and Ms. Warren stated that that would not be a problem.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, the Proposal from Pennoni to Perform Professional Surveying Services for Platting of Phase 1, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Memorandum from Hopping, Green & Sams Regarding E-Verify Requirements

Ms. Warren overviewed the memorandum for the Board stating that it should not affect the District too much. It requires that they add language to all of the contracts going forward specifying that contractors are required to register for the E-Verify system and screen their employees. Ms. Burns added that they would be looking for a motion to authorize and ratify any actions taken by the manager to enroll the District.

On MOTION by Mr. Shapiro, seconded by Mr. Rosser, with all in favor, the Memorandum from Hopping, Green & Sams Regarding E-Verify Requirements, was approved.

NINTH ORDER OF BUSINESS

Ratification of 2021 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this is more of an administrative item for their office. Polk County requires the District to enter into this agreement every year due to disclosing parcel information for all the parcels and owners withing Districts. Some of those include exempt parcels from having their information disclosed and this agreement says that they will not disclose the information that is shared.

On MOTION by Mr. Shapiro, seconded by Mr. Rosser, with all in favor, the 2021 Data Sharing Agreement with Polk County Property Appraiser, was ratified.

TENTH ORDER OF BUSINESS

**Ratification of Contract Agreement with
Polk County Property Appraiser**

Ms. Burns stated this agreement allows the District to collect on the tax bill this year.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, the Contract Agreement with Polk County Property Appraiser, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Warren had nothing specific to report. She noted that the Governor has not extended an executive order allowing public meetings to be held without a physical quorum, although they are trying to push for them to allow for virtual meetings to continue.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

i. Approval of Funding Request #6

Ms. Burns noted that this is included in the agenda package and the total amount is \$7,841.17.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, Funding Request #6, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns noted that the financial statements are included in the agenda package for review and there is no action required. They are through November 30th.

**iii. Ratification of Summary of Series 2020 AA1 Requisitions #1 to #14;
#16**

Ms. Burns stated these have all already been approved by the Chair and the District engineer and have been funded. They just need a motion to ratify.

On MOTION by Mr. Terrill, seconded by Mr. Shapiro, with all in favor, the Summary of Series 2020 AA1 Requisitions #1 to #14; #16, were ratified.

iv. Ratification of Change Order #1 from Jon M. Hall Company

Ms. Burns reported that the total amount of the change order is \$499, 277.21. These are items that were removed for direct purchase and it is a negative change order.

On MOTION by Mr. Terrill, seconded by Mr. Shapiro, with all in favor, the Change Order #1 from Jon M. Hall Company, was ratified.

v. Ratification of External Change Order Addendum #1A from Blue Ox

Ms. Burns presented the change order and the Board motioned for approval.

On MOTION by Mr. Shapiro, seconded by Mr. Rosser, with all in favor, the External Change Order Addendum #1A from Blue Ox, was ratified.

TWELTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cypress Park Estates Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the city of Haines City, Florida; and

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer and Assistant Treasurer.

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

Section 1. George Flint is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Katie Costa is appointed Assistant Treasurer effective immediately. Effective immediately, the existing Assistant Treasurer, Jill Burns, is removed.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF APRIL 2021

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

SECTION V

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Park Estates Community Development District (“**District**”) prior to June 15, 2021, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments

pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2021
HOUR: _____
LOCATION: 1925 U.S. Highway 98 South, Suite 201
Lakeland, Florida 33801

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF APRIL, 2021.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2022 Budget

Exhibit A:
Fiscal Year 2022 Budget

Cypress Park Estates
Community Development District

Proposed Budget
FY 2022



Table of Contents

1	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Debt Service Fun Series 2020A1</u>
9	<u>Amortization Schedule Series 2020A1</u>
10	<u>Debt Service Fund Series 2020A2</u>
11	<u>Amortization Schedule Series 2020A2</u>

Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2020	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - On Roll	\$0	\$0	\$0	\$0	\$ 265,500
Developer Contributions	\$183,686	\$37,590	\$40,944	\$78,534	\$ 56,345
Total Revenues	\$ 183,686	\$ 37,590	\$ 40,944	\$ 78,534	\$ 321,845
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$10,000	\$200	\$3,000	\$3,200	\$10,000
Engineer Fees	\$15,000	\$0	\$7,500	\$7,500	\$10,000
Attorney Fees	\$25,000	\$6,222	\$3,111	\$9,333	\$25,000
Annual Audit	\$0	\$0	\$2,800	\$2,800	\$2,900
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$0	\$833	\$4,167	\$5,000	\$5,000
Arbitrage	\$0	\$0	\$500	\$500	\$1,000
Trustee Fees	\$0	\$0	\$5,000	\$5,000	\$5,000
Management Fees	\$35,000	\$17,500	\$17,500	\$35,000	\$36,050
Information Technology	\$2,650	\$500	\$700	\$1,200	\$1,800
Website Maintenance	\$0	\$0	\$0	\$0	\$1,200
Telephone	\$250	\$20	\$50	\$70	\$150
Postage & Delivery	\$500	\$10	\$25	\$35	\$500
Insurance	\$5,000	\$5,000	\$0	\$5,000	\$5,500
Printing & Binding	\$500	\$7	\$50	\$57	\$350
Legal Advertising	\$10,000	\$807	\$1,625	\$2,433	\$10,000
Other Current Charges	\$1,500	\$815	\$407	\$1,222	\$2,000
Office Supplies	\$521	\$8	\$2	\$10	\$350
Travel Per Diem	\$550	\$0	\$0	\$0	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$ 106,646	\$ 32,098	\$ 46,437	\$ 78,534	\$ 122,525

Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2020	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<i>Operations & Maintenance</i>					
<i>Field Services</i>					
Property Insurance	\$5,000	\$0	\$0	\$0	\$5,000
Field Management	\$15,000	\$0	\$0	\$0	\$15,000
Landscape Maintenance	\$26,880	\$0	\$0	\$0	\$40,000
Landscape Replacement	\$2,500	\$0	\$0	\$0	\$5,000
Lake Maintenance	\$0	\$0	\$0	\$0	\$10,000
Streetlights	\$12,600	\$0	\$0	\$0	\$12,600
Electric	\$2,000	\$0	\$0	\$0	\$5,000
Water & Sewer	\$1,000	\$0	\$0	\$0	\$5,000
Sidewalk & Asphalt Maintenance	\$500	\$0	\$0	\$0	\$500
Irrigation Repairs	\$2,500	\$0	\$0	\$0	\$2,500
General Repairs & Maintenance	\$5,000	\$0	\$0	\$0	\$5,000
Contingency	\$2,500	\$0	\$0	\$0	\$5,000
Subtotal Field Expenses	\$ 75,480	\$ -	\$ -	\$ -	\$ 110,600
<i>Amenity Expenses</i>					
Amenity - Electric	\$0	\$0	\$0	\$0	\$14,400
Amenity - Water	\$0	\$0	\$0	\$0	\$5,000
Playground Lease	\$0	\$0	\$0	\$0	\$14,000
Internet	\$0	\$0	\$0	\$0	\$3,000
Pest Control	\$0	\$0	\$0	\$0	\$720
Janitorial Service	\$0	\$0	\$0	\$0	\$5,400
Security Services	\$0	\$0	\$0	\$0	\$15,000
Pool Maintenance	\$0	\$0	\$0	\$0	\$16,200
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$5,000
Contingency	\$0	\$0	\$0	\$0	\$5,000
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 83,720
Total Operations & Maintenance	\$ 75,480	\$ -	\$ -	\$ -	\$ 194,320
<i>Other Expenses</i>					
Capital Reserves	\$0	\$0	\$0	\$0	\$5,000
Total Other Expenses	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Expenditures	\$ 182,126	\$ 32,098	\$ 46,437	\$ 78,534	\$ 321,845
Excess Revenues/(Expenditures)	\$ 1,560	\$ 5,492	\$ (5,493)	\$ (0)	\$ -

Net Assessments	\$ 265,500
Add: Discounts & Collections 7%	\$19,984
Gross Assessments	<u>\$285,484</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	354.00	354.00	1.00	\$265,500.00	\$750.00	\$806.45

Cypress Park Estates
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special 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.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

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.

Engineer Fees

The District's engineer will be providing 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 Fees

The District's legal counsel will be providing 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.

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 the Series 2020 bonds as well as one other anticipated bond issuance.

Cypress Park Estates

Community Development District

GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds as well as one other anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District will incur costs for Management, Accounting and Administrative services during the Fiscal Year.

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, security, accounting software, 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.

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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.

Other Current Charges

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

Cypress Park Estates

Community Development District

GENERAL FUND BUDGET

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.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

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 Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

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

Lake Maintenance

Represents the estimated maintenance of the lake within the District's boundaries.

Streetlights

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

Electric

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

Cypress Park Estates

Community Development District

GENERAL FUND BUDGET

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

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

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities.

Cypress Park Estates
Community Development District
GENERAL FUND BUDGET

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

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

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-1

Description	Proposed Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - 2020 A1	\$ -	\$ -	\$ -	\$ -	\$ 442,500
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 146,353
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 588,853
Expenses					
Series 2020A-1					
Interest - 5/1	\$ 137,409	\$ -	\$ 137,409	\$ 137,409	\$ 146,353
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 146,353
Total Expenditures	\$ 137,409	\$ -	\$ 137,409	\$ 137,409	\$ 442,706
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 726,262	\$ 726,262	\$ -	\$ 726,262	\$ -
Total Other Financing Sources/(Uses)	\$ 726,262	\$ 726,262	\$ -	\$ 726,262	\$ -
Excess Revenues/(Expenditures)	\$ 588,853	\$ 726,262	\$ (137,409)	\$ 588,853	\$ 146,147

*Carry forward less amount in Reserve funds.

Series 2020 A-1	
Principal - 11/1/2022	<u>\$144,384</u>
Total	<u><u>\$144,384</u></u>

Cypress Park Estates
Community Development District
Series 2020 Special Assessment Bonds Area 1
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 7,770,000.00	\$ -	\$ 137,409.32	
11/01/21	\$ 7,770,000.00	\$ -	\$ 146,353.13	\$ 283,762.45
05/01/22	\$ 7,770,000.00	\$ 150,000.00	\$ 146,353.13	\$ -
11/01/22	\$ 7,620,000.00	\$ -	\$ 144,384.38	\$ 440,737.50
05/01/23	\$ 7,620,000.00	\$ 155,000.00	\$ 144,384.38	\$ -
11/01/23	\$ 7,465,000.00	\$ -	\$ 142,350.00	\$ 441,734.38
05/01/24	\$ 7,465,000.00	\$ 155,000.00	\$ 142,350.00	\$ -
11/01/24	\$ 7,310,000.00	\$ -	\$ 140,315.63	\$ 437,665.63
05/01/25	\$ 7,310,000.00	\$ 160,000.00	\$ 140,315.63	\$ -
11/01/25	\$ 7,150,000.00	\$ -	\$ 138,215.63	\$ 438,531.25
05/01/26	\$ 7,150,000.00	\$ 165,000.00	\$ 138,215.63	\$ -
11/01/26	\$ 6,985,000.00	\$ -	\$ 135,534.38	\$ 438,750.00
05/01/27	\$ 6,985,000.00	\$ 170,000.00	\$ 135,534.38	\$ -
11/01/27	\$ 6,815,000.00	\$ -	\$ 132,771.88	\$ 438,306.25
05/01/28	\$ 6,815,000.00	\$ 175,000.00	\$ 132,771.88	\$ -
11/01/28	\$ 6,640,000.00	\$ -	\$ 129,928.13	\$ 437,700.00
05/01/29	\$ 6,640,000.00	\$ 185,000.00	\$ 129,928.13	\$ -
11/01/29	\$ 6,455,000.00	\$ -	\$ 126,921.88	\$ 441,850.00
05/01/30	\$ 6,455,000.00	\$ 190,000.00	\$ 126,921.88	\$ -
11/01/30	\$ 6,265,000.00	\$ -	\$ 123,834.38	\$ 440,756.25
05/01/31	\$ 6,265,000.00	\$ 195,000.00	\$ 123,834.38	\$ -
11/01/31	\$ 6,070,000.00	\$ -	\$ 120,056.25	\$ 438,890.63
05/01/32	\$ 6,070,000.00	\$ 205,000.00	\$ 120,056.25	\$ -
11/01/32	\$ 5,865,000.00	\$ -	\$ 116,084.38	\$ 441,140.63
05/01/33	\$ 5,865,000.00	\$ 210,000.00	\$ 116,084.38	\$ -
11/01/33	\$ 5,655,000.00	\$ -	\$ 112,015.63	\$ 438,100.00
05/01/34	\$ 5,655,000.00	\$ 220,000.00	\$ 112,015.63	\$ -
11/01/34	\$ 5,435,000.00	\$ -	\$ 107,753.13	\$ 439,768.75
05/01/35	\$ 5,435,000.00	\$ 230,000.00	\$ 107,753.13	\$ -
11/01/35	\$ 5,205,000.00	\$ -	\$ 103,296.88	\$ 441,050.00
05/01/36	\$ 5,205,000.00	\$ 240,000.00	\$ 103,296.88	\$ -
11/01/36	\$ 4,965,000.00	\$ -	\$ 98,646.88	\$ 441,943.75
05/01/37	\$ 4,965,000.00	\$ 245,000.00	\$ 98,646.88	\$ -
11/01/37	\$ 4,720,000.00	\$ -	\$ 93,900.00	\$ 437,546.88
05/01/38	\$ 4,720,000.00	\$ 255,000.00	\$ 93,900.00	\$ -
11/01/38	\$ 4,465,000.00	\$ -	\$ 88,959.38	\$ 437,859.38
05/01/39	\$ 4,465,000.00	\$ 265,000.00	\$ 88,959.38	\$ -
11/01/39	\$ 4,200,000.00	\$ -	\$ 83,825.00	\$ 437,784.38
05/01/40	\$ 4,200,000.00	\$ 280,000.00	\$ 83,825.00	\$ -
11/01/40	\$ 3,920,000.00	\$ -	\$ 78,400.00	\$ 442,225.00
05/01/41	\$ 3,920,000.00	\$ 290,000.00	\$ 78,400.00	\$ -
11/01/41	\$ 3,630,000.00	\$ -	\$ 72,600.00	\$ 441,000.00
05/01/42	\$ 3,630,000.00	\$ 300,000.00	\$ 72,600.00	\$ -
11/01/42	\$ 3,330,000.00	\$ -	\$ 66,600.00	\$ 439,200.00
05/01/43	\$ 3,330,000.00	\$ 315,000.00	\$ 66,600.00	\$ -
11/01/43	\$ 3,015,000.00	\$ -	\$ 60,300.00	\$ 441,900.00
05/01/44	\$ 3,015,000.00	\$ 325,000.00	\$ 60,300.00	\$ -
11/01/44	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 439,100.00
05/01/45	\$ 2,690,000.00	\$ 340,000.00	\$ 53,800.00	\$ -
11/01/45	\$ 2,350,000.00	\$ -	\$ 47,000.00	\$ 440,800.00
05/01/46	\$ 2,350,000.00	\$ 355,000.00	\$ 47,000.00	\$ -
11/01/46	\$ 1,995,000.00	\$ -	\$ 39,900.00	\$ 441,900.00
05/01/47	\$ 1,995,000.00	\$ 365,000.00	\$ 39,900.00	\$ -
11/01/47	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 437,500.00
05/01/48	\$ 1,630,000.00	\$ 385,000.00	\$ 32,600.00	\$ -
11/01/48	\$ 1,245,000.00	\$ -	\$ 24,900.00	\$ 442,500.00
05/01/49	\$ 1,245,000.00	\$ 400,000.00	\$ 24,900.00	\$ -
11/01/49	\$ 845,000.00	\$ -	\$ 16,900.00	\$ 441,800.00
05/01/50	\$ 845,000.00	\$ 415,000.00	\$ 16,900.00	\$ -
11/1/50	\$ 430,000.00	\$ -	\$ 8,600.00	\$ 440,500.00
5/1/51	\$ 430,000.00	\$ 430,000.00	\$ 8,600.00	\$ 438,600.00
		\$ 7,770,000.00	\$ 5,710,903.19	\$ 13,480,903.19

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-2

Description	Proposed Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - 2020 A2	\$ -	\$ -	\$ -	\$ -	\$ 71,156
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 24,078
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 95,234
Expenses					
Series 2018A-2					
Interest - 5/1	\$ 22,607	\$ -	\$ 22,607	\$ 22,607	\$ 24,078
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Interest- 11/1	\$ -	\$ -	\$ -	\$ -	\$ 24,078
Total Expenditures	\$ 22,607	\$ -	\$ 22,607	\$ 22,607	\$ 68,156
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 117,841	\$ 117,841	\$ -	\$ 117,841	\$ -
Total Other Financing Sources/(Uses)	\$ 117,841	\$ 117,841	\$ -	\$ 117,841	\$ -
Excess Revenues/(Expenditures)	\$ 95,234	\$ 117,841	\$ (22,607)	\$ 95,234	\$ 27,078

*Carry forward less amount in Reserve funds.

Series 2020 A-2	
Interest - 11/1/2022	<u>\$23,678</u>
Total	<u><u>\$23,678</u></u>

Cypress Park Estates
Community Development District
Series 2020 Special Assessment Bonds Area 2
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 1,185,000.00	\$ -	\$ 22,606.68	
11/01/21	\$ 1,185,000.00	\$ -	\$ 24,078.13	\$ 46,684.81
05/01/22	\$ 1,185,000.00	\$ 20,000.00	\$ 24,078.13	\$ -
11/01/22	\$ 1,165,000.00	\$ -	\$ 23,678.13	\$ 67,756.25
05/01/23	\$ 1,165,000.00	\$ 20,000.00	\$ 23,678.13	\$ -
11/01/23	\$ 1,145,000.00	\$ -	\$ 23,278.13	\$ 66,956.25
05/01/24	\$ 1,145,000.00	\$ 20,000.00	\$ 23,278.13	\$ -
11/01/24	\$ 1,125,000.00	\$ -	\$ 22,878.13	\$ 66,156.25
05/01/25	\$ 1,125,000.00	\$ 25,000.00	\$ 22,878.13	\$ -
11/01/25	\$ 1,100,000.00	\$ -	\$ 22,378.13	\$ 70,256.25
05/01/26	\$ 1,100,000.00	\$ 25,000.00	\$ 22,378.13	\$ -
11/01/26	\$ 1,075,000.00	\$ -	\$ 21,878.13	\$ 69,256.25
05/01/27	\$ 1,075,000.00	\$ 25,000.00	\$ 21,878.13	\$ -
11/01/27	\$ 1,050,000.00	\$ -	\$ 21,378.13	\$ 68,256.25
05/01/28	\$ 1,050,000.00	\$ 25,000.00	\$ 21,378.13	\$ -
11/01/28	\$ 1,025,000.00	\$ -	\$ 20,878.13	\$ 67,256.25
05/01/29	\$ 1,025,000.00	\$ 30,000.00	\$ 20,878.13	\$ -
11/01/29	\$ 995,000.00	\$ -	\$ 20,278.13	\$ 71,156.25
05/01/30	\$ 995,000.00	\$ 30,000.00	\$ 20,278.13	\$ -
11/01/30	\$ 965,000.00	\$ -	\$ 19,678.13	\$ 69,956.25
05/01/31	\$ 965,000.00	\$ 30,000.00	\$ 19,678.13	\$ -
11/01/31	\$ 935,000.00	\$ -	\$ 19,078.13	\$ 68,756.25
05/01/32	\$ 935,000.00	\$ 30,000.00	\$ 19,078.13	\$ -
11/01/32	\$ 905,000.00	\$ -	\$ 18,478.13	\$ 67,556.25
05/01/33	\$ 905,000.00	\$ 30,000.00	\$ 18,478.13	\$ -
11/01/33	\$ 875,000.00	\$ -	\$ 17,878.13	\$ 66,356.25
05/01/34	\$ 875,000.00	\$ 35,000.00	\$ 17,878.13	\$ -
11/01/34	\$ 840,000.00	\$ -	\$ 17,178.13	\$ 70,056.25
05/01/35	\$ 840,000.00	\$ 35,000.00	\$ 17,178.13	\$ -
11/01/35	\$ 805,000.00	\$ -	\$ 16,478.13	\$ 68,656.25
05/01/36	\$ 805,000.00	\$ 35,000.00	\$ 16,478.13	\$ -
11/01/36	\$ 770,000.00	\$ -	\$ 15,778.13	\$ 67,256.25
05/01/37	\$ 770,000.00	\$ 40,000.00	\$ 15,778.13	\$ -
11/01/37	\$ 730,000.00	\$ -	\$ 14,978.13	\$ 70,756.25
05/01/38	\$ 730,000.00	\$ 40,000.00	\$ 14,978.13	\$ -
11/01/38	\$ 690,000.00	\$ -	\$ 14,178.13	\$ 69,156.25
05/01/39	\$ 690,000.00	\$ 40,000.00	\$ 14,178.13	\$ -
11/01/39	\$ 650,000.00	\$ -	\$ 13,378.13	\$ 67,556.25
05/01/40	\$ 650,000.00	\$ 45,000.00	\$ 13,378.13	\$ -
11/01/40	\$ 605,000.00	\$ -	\$ 12,478.13	\$ 70,856.25
05/01/41	\$ 605,000.00	\$ 45,000.00	\$ 12,478.13	\$ -
11/01/41	\$ 560,000.00	\$ -	\$ 11,550.00	\$ 69,028.13
05/01/42	\$ 560,000.00	\$ 45,000.00	\$ 11,550.00	\$ -
11/01/42	\$ 515,000.00	\$ -	\$ 10,621.88	\$ 67,171.88
05/01/43	\$ 515,000.00	\$ 50,000.00	\$ 10,621.88	\$ -
11/01/43	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 70,212.50
05/01/44	\$ 465,000.00	\$ 50,000.00	\$ 9,590.63	\$ -
11/01/44	\$ 415,000.00	\$ -	\$ 8,559.38	\$ 68,150.00
05/01/45	\$ 415,000.00	\$ 55,000.00	\$ 8,559.38	\$ -
11/01/45	\$ 360,000.00	\$ -	\$ 7,425.00	\$ 70,984.38
05/01/46	\$ 360,000.00	\$ 55,000.00	\$ 7,425.00	\$ -
11/01/46	\$ 305,000.00	\$ -	\$ 6,290.63	\$ 68,715.63
05/01/47	\$ 305,000.00	\$ 55,000.00	\$ 6,290.63	\$ -
11/01/47	\$ 250,000.00	\$ -	\$ 5,156.25	\$ 66,446.88
05/01/48	\$ 250,000.00	\$ 60,000.00	\$ 5,156.25	\$ -
11/01/48	\$ 190,000.00	\$ -	\$ 3,918.75	\$ 69,075.00
05/01/49	\$ 190,000.00	\$ 60,000.00	\$ 3,918.75	\$ -
11/01/49	\$ 130,000.00	\$ -	\$ 2,681.25	\$ 66,600.00
05/01/50	\$ 130,000.00	\$ 65,000.00	\$ 2,681.25	\$ -
11/1/50	\$ 65,000.00	\$ -	\$ 1,340.63	\$ 69,021.88
5/1/51	\$ 65,000.00	\$ 65,000.00	\$ 1,340.63	\$ 66,340.63
		\$ 1,185,000.00	\$ 917,400.55	\$ 2,102,400.55

SECTION VI

Hopping Green & Sams

Attorneys and Counselors

January 28, 2021

Cypress Park Estates Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Re: Cypress Park Estates Community Development District

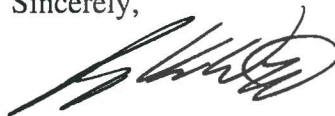
Dear District Manager:

The fee agreement in place between our firm and the District contemplates annual adjustments to the hourly billing after an annual evaluation by our firm. The firm is respectfully submitting this notification of increase in our standard hourly rates. The District will still benefit from a reduction in hourly rates as an existing client of the firm. My hourly rate will be \$365. The hourly rate of the associate most likely to provide services to the District will adjust from \$265 to \$285. Sarah Warren's rate will be \$285. The rate for paralegal services will be \$160. The updated hourly rates will become effective with the February billing statement, covering January 2021 time.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Roy Van Wyk

RVW/lk

cc: Scott Shapiro, Chairman

Accepted:

Chair, Board of Supervisors

Date: _____

SECTION VII

SECTION A

**Arbitrage Rebate Computation
Proposal For
Cypress Park Estates
Community Development District
(City of Haines City, Florida)**

**\$7,770,000 Special Assessment Bonds, Series 2020
(Assessment Area 1 Project)**

**\$1,185,000 Special Assessment Bonds, Series 2020
(Assessment Area 2 – 2020 Project)**



AMTEC



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

April 21, 2021

Cypress Park Estates Community Development District
c/o Ms. Indhira Araujo
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: Cypress Park Estates Community Development District (City of Haines City, Florida)
\$7,770,000 Special Assessment Bonds, Series 2020 (Assessment Area 1 Project) &
\$1,185,000 Special Assessment Bonds, Series 2020 (Assessment Area 2 – 2020 Project)

Dear Ms. Araujo:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Cypress Park Estates Community Development District (the “District”) Series 2020 bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,600 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Cypress Park Estates and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a “bond year end” of November 12th, based upon the anniversary of the closing date of the Bonds in November 2020.

Proposal

We are proposing rebate computation services based on the following:

- \$7,770,000 Special Assessment Bonds, Series 2020 (Assessment Area 1 Project)
- \$1,185,000 Special Assessment Bonds, Series 2020 (Assessment Area 2 – 2020 Project)
- Fixed Rate Debt; and
- Acquisition & Construction, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2020 Bonds is \$450 per year and will encompass all activity from November 12, 2020, the date of the closing, through November 12, 2025, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC's Professional Fee – \$7,770,000 Series 2020 Bonds (Assessment Area 1 Project)

Report Date	Type of Report	Period Covered	Fee
October 31, 2021	Rebate and Opinion	Closing – October 31, 2021	\$ 450
October 31, 2022	Rebate and Opinion	Closing – October 31, 2022	\$ 450
October 31, 2023	Rebate and Opinion	Closing – October 31, 2023	\$ 450
October 31, 2024	Rebate and Opinion	Closing – October 31, 2024	\$ 450
November 12, 2025	Rebate and Opinion	Closing – November 12, 2025	\$ 450

AMTEC's Professional Fee – \$1,185,000 Series 2020 Bonds (Assessment Area 2 – 2020 Project)

Report Date	Type of Report	Period Covered	Fee
October 31, 2021	Rebate and Opinion	Closing – October 31, 2021	\$ 450
October 31, 2022	Rebate and Opinion	Closing – October 31, 2022	\$ 450
October 31, 2023	Rebate and Opinion	Closing – October 31, 2023	\$ 450
October 31, 2024	Rebate and Opinion	Closing – October 31, 2024	\$ 450
November 12, 2025	Rebate and Opinion	Closing – November 12, 2025	\$ 450

Please note that if upon review of the bond documentation, the Bonds are considered a composite issue for arbitrage purposes, AMTEC’s fee would be reduced to \$450 annually. We are unable to determine this prior to reviewing the documents prepared by bond counsel.

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from November 12, 2020, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2021.

Cypress Park Estates
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION B



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

April 21, 2021

Board of Supervisors
Cypress Park Estates Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

We appreciate the opportunity to offer our services to Cypress Park Estates Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$8,955,000 Special Assessment Bonds, Series 2020 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



Antonio Grau

Accepted and agreed to by Cypress Park Estates Community Development District:

Signature: _____

Title: _____

Date: _____

SECTION VIII

SECTION C

SECTION 1

Cypress Park Estates

Community Development District

Funding Request #7

March 25, 2021

	PAYEE	GENERAL FUND
1	DEO	
	Inv#83682 - Special District Fee	\$175.00
1	GMS	
	Inv#17 - Management Fees - Dec 2020	\$3,037.35
	Inv#18 - Management Fees - Jan 2021	\$3,439.14
	Inv#19 - Management Fees - Feb 2021	\$3,484.25
	Inv#20 - Management Fees - March 2021	\$3,435.19
2	Hopping Green & Sams	
	Inv#118741 - Legal Services - Oct 2020	\$1,296.50
	Inv#118747 - Legal Services - Oct 2020	\$791.50
	Inv#119093 - Legal Services - Nov 2020	\$2,725.50
	Inv#120004 - Legal Services - Dec 2020	\$259.02
	Inv#120712 - Legal Services - Jan 2021	\$1,408.62
3	The Ledger	
	Inv#1042309 - Notice of Meetings - Oct 31 2021	\$731.71
	Inv#1044504 - Notice of Meetings - Jan 19 2021	\$292.84
4	Attendance Confirmation - Board of Supervisors	
	McKinzie Terril - October 27, 2020	\$200.00
	McKinzie Terril - January 26, 2021	\$200.00
	Hyzens Marc - October 27, 2020	\$200.00
	Hyzens Marc - November 9, 2020	\$200.00
	Hyzens Marc - January 26, 2021	\$200.00
	Total Funding Request	\$22,076.62
	Credit from previous FR#5	-\$646.80
	TOTAL	\$21,429.82

(1) All capital related invoices will be reimbursed to the Developer upon issuance of Bonds.

Please make check payable to:

Cypress Park Estates Community Dev
6200 Lee Vista Boulevard Suite 300
Orlando, FL 32822

SECTION 2

Cypress Park Estates
Community Development District

Unaudited Financial Reporting
March 31, 2021



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Series 2020 Debt Service Fund
4	<hr/>	Series 2020 Capital Projects Fund
5	<hr/>	Month to Month

Cypress Park Estates
Community Development District
Combined Balance Sheet
March 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 35,246	\$ -	\$ -	\$ 35,246
Due from Developer	\$ 21,430	\$ -	\$ -	\$ 21,430
Series 2020 AA1				
Reserve	\$ -	\$ 442,500	\$ -	\$ 442,500
Interest	\$ -	\$ 283,762	\$ -	\$ 283,762
Revenue	\$ -	\$ 13	\$ -	\$ 13
Construction	\$ -	\$ -	\$ 2,798,736	\$ 2,798,736
Cost of Issuance	\$ -	\$ -	\$ 394	\$ 394
Series 2020 AA2				
Reserve	\$ -	\$ 71,156	\$ -	\$ 71,156
Interest	\$ -	\$ 46,685	\$ -	\$ 46,685
Revenue	\$ -	\$ 2	\$ -	\$ 2
Construction	\$ -	\$ -	\$ 1,005,954	\$ 1,005,954
Cost of Issuance	\$ -	\$ -	\$ 60	\$ 60
Total Assets	\$ 56,676	\$ 844,119	\$ 3,805,145	\$ 4,705,940
Liabilities:				
Accounts Payable	\$ 17,872	\$ -	\$ -	\$ 17,872
Due to Capital Projects	\$ 32,505	\$ -	\$ -	\$ 32,505
Due to Developer	\$ -	\$ -	\$ 6,645	\$ 6,645
Due to Other	\$ 2,917	\$ -	\$ -	\$ 2,917
Total Liabilities	\$ 53,294	\$ -	\$ 6,645	\$ 59,940
Fund Balances:				
Assigned	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 3,382	\$ -	\$ -	\$ 3,382
Assigned For:				
Debt Service	\$ -	\$ 844,119	\$ -	\$ 844,119
Capital Projects	\$ -	\$ -	\$ 3,798,500	\$ 3,798,500
Total Fund Balances	\$ 3,382	\$ 844,119	\$ 3,798,500	\$ 4,646,000
Total Liabilities & Fund Balance	\$ 56,676	\$ 844,119	\$ 3,805,145	\$ 4,705,940

Cypress Park Estates
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Developer Contributions	\$ 183,686	\$ 37,590	\$ 37,590	\$ -
Total Revenues	\$ 183,686	\$ 37,590	\$ 37,590	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 10,000	\$ 5,000	\$ 200	\$ 4,800
Engineer Fees	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Dissemination	\$ -	\$ 833	\$ 833	\$ -
Attorney Fees	\$ 25,000	\$ 12,500	\$ 6,222	\$ 6,278
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ (0)
Information Technology	\$ 2,650	\$ 1,325	\$ 500	\$ 825
Telephone	\$ 250	\$ 125	\$ 20	\$ 105
Postage & Delivery	\$ 500	\$ 250	\$ 10	\$ 240
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 500	\$ 250	\$ 7	\$ 243
Legal Advertising	\$ 10,000	\$ 5,000	\$ 807	\$ 4,193
Other Current Charges	\$ 1,500	\$ 750	\$ 815	\$ (65)
Office Supplies	\$ 521	\$ 261	\$ 8	\$ 252
Travel Per Diem	\$ 550	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 106,646	\$ 56,744	\$ 32,098	\$ 24,646
<u>Operations & Maintenance</u>				
<u>Field Services</u>				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Landscape Maintenance	\$ 26,880	\$ 13,440	\$ -	\$ 13,440
Landscape Replacement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Fertilization	\$ 1,560	\$ 780	\$ -	\$ 780
Streetlights	\$ 12,600	\$ 6,300	\$ -	\$ 6,300
Electric	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Water & Sewer	\$ 1,000	\$ 500	\$ -	\$ 500
Sidewalk & Asphalt Maintenance	\$ 500	\$ 250	\$ -	\$ 250
Irrigation Repairs	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Total Operations & Maintenance	\$ 77,040	\$ 36,020	\$ -	\$ 36,020
Total Expenditures	\$ 183,686	\$ 92,764	\$ 32,098	\$ 60,666
Excess Revenues (Expenditures)	\$ -		\$ 5,492	
Fund Balance - Beginning	\$ -		\$ (2,111)	
Fund Balance - Ending	\$ -		\$ 3,382	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2020 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/21	Thru 03/31/21	
Revenues				
Interest	\$ -	\$ -	\$ 15	\$ 15
Total Revenues	\$ -	\$ -	\$ 15	\$ 15
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 844,104	\$ 844,104
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 844,104	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 844,119	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 844,119	

Cypress Park Estates
Community Development District
Capital Projects Fund - A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 108	\$ 108
Total Revenues	\$ -	\$ -	\$ 108	\$ 108
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,636,253	\$ (4,636,253)
Capital Outlay - COI	\$ -	\$ -	\$ 482,743	\$ (482,743)
Total Expenditures	\$ -	\$ -	\$ 5,118,995	\$ (5,118,995)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 8,110,896	\$ 8,110,896
City Contribution	\$ -	\$ -	\$ 813,136	\$ 813,136
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,924,032	\$ 8,924,032
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 3,805,145	
Fund Balance - Beginning	\$ -	\$ -	\$ (6,645)	
Fund Balance - Ending	\$ -	\$ -	\$ 3,798,500	

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ 5,000	\$ -	\$ 11,160	\$ -	\$ -	\$ 21,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,590
Total Revenues	\$ 5,000	\$ -	\$ 11,160	\$ -	\$ -	\$ 21,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,590
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ 417	\$ -	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 833
Attorney Fees	\$ 2,088	\$ 2,726	\$ -	\$ 1,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,222
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ 7	\$ -	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Postage & Delivery	\$ 2	\$ 3	\$ -	\$ 3	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ 0	\$ -	\$ 5	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Legal Advertising	\$ 515	\$ -	\$ -	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 807
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 174	\$ 135	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 10,805	\$ 6,213	\$ 3,157	\$ 5,315	\$ 3,052	\$ 3,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,098
Operations & Maintenance													
Field Services													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fertilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 10,805	\$ 6,213	\$ 3,157	\$ 5,315	\$ 3,052	\$ 3,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,098
Excess Revenues (Expenditures)	\$ (5,805)	\$ (6,213)	\$ 8,003	\$ (5,315)	\$ (3,052)	\$ 17,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,492

SECTION 3

Requisition	Payee/Vendor	Amount
15	Greenberg Traurig	\$ 1,585.00
17	Blue Ox Enterprises, LLC	\$ 16,312.16
18	Florida Wall Concepts, Inc.	\$ 46,944.09
19	Rinker Materials	\$ 65,751.52
20	Fortiline Waterworks	\$ 446,169.78
21	Mack Industries, Inc.	\$ 155,053.00
22	Blue Ox Enterprises, LLC	\$ 71,340.16
23	Jon M. Hall Company	\$ 384,769.73
24	Hopping, Green & Sams	\$ 2,453.00
25	Jon M. Hall Company	\$ 233,800.25
26	Blue Ox Enterprises, LLC	\$ 118,913.22
27	Wood & Associates Engineering, LLC	\$ 1,437.50
28	Jon M. Hall Company	\$ 208,095.95
29	Gadd & Associates, LLC	\$ 7,944.00
30	Gadd & Associates Civil Engineering & Consulting	\$ 2,059.47
31	Hopping, Green & Sams	\$ 1,829.70
32	Fortiline Waterworks	\$ 55,057.20
33	Hopping, Green & Sams	\$ 823.00
34	Florida Wall Concepts, Inc.	\$ 7,115.80
35	Jon M. Hall Company	\$ 754,909.87
36	Fortiline Waterworks	\$ 5,858.00
37	Blue Ox Enterprises, LLC	\$ 33,395.48
38	Hopping, Green & Sams	\$ 852.50
39	Hopping, Green & Sams	\$ 555.50
40	Gadd & Associates Civil Engineering & Consulting	\$ 6,295.20
	TOTAL	\$ 2,629,321.08

SECTION 4

SECTION (a)



JON M HALL
COMPANY
Florida's Premier Site Developer

1400 Martin Luther King Jr. Blvd.
 Sanford, FL 32771
 P: 407-215-0410 F: 407-813-2280
 www.jonmhallcompany.com

To: Jon M Hall Company, LLC	Contact:
Address: 1400 Martin Luther King Jr Boulevard Sanford, FL 32750	Phone: (407) 215-0410 Fax: (407) 215-0411
Project Name: Cypress Park Estates - CDD Scope Deduct - Request Change Order 2	Bid Number:
Project Location: FL	Bid Date: 12/16/2020

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01 MOBILIZATION & GENERAL CONDITIONS				
Storm, Sewer, Force Main, Water & Reuse Buyout (Fortiline)	1.00	LS	(\$989,914.68)	(\$989,914.68)
Limerock Base Buyout (Cemex)	1.00	LS	(\$165,149.68)	(\$165,149.68)
Reinforced Concrete Pipe Buyout (Rinker) - Tax Correction	1.00	LS	\$4.87	\$4.87
Total Price for above 01 MOBILIZATION & GENERAL CONDITIONS Items:				(\$1,155,059.49)

Total Bid Price: (\$1,155,059.49)

Payment Terms:

Payment terms are net 30 days. Overdue amounts will collect interest at 18% APR. Customer agrees to pay any attorney fees associated with collecting unpaid amounts.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>Scott Shapiro of Champion</u></p> <p>Signature: <u>[Signature]</u></p> <p>Date of Acceptance: <u>2/15/21</u></p>	<p>CONFIRMED: Jon M. Hall Company</p> <p>Authorized Signature: <u>[Signature]</u></p> <p>Estimator: Chad Clevenger (407) 215-0410 clevenger@jonmhallcompany.com</p>
---	---



JON M HALL
COMPANY
Florida's Premier Site Developer

1400 Martin Luther King Jr. Blvd.
 Sanford, FL 32771
 P: 407-215-0410 F: 407-813-2280
 www.jonmhallcompany.com

To: Keewin Real Property	Contact: Steven Rosser
Address: 121 Garfield Avenue Winter Park, FL 32789 USA	Phone: 407-645-4400
Project Name: Cypress Park Estates - Septic Tank Abandonment - RCO 5	Bid Number: RCO 06
Project Location: Baker Dairy Rd & East Johnson Avenue, Haines City, FL	Bid Date: 3/31/2021

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
05 PAVING				
1.5" Sleeves (Sch40 Pipe)	440.00	LF	\$8.00	\$3,520.00
3" Sleeves (Sch40 Pipe)	7,380.00	LF	\$12.00	\$88,560.00
4" Sleeves (Sch40 Pipe)	240.00	LF	\$15.00	\$3,600.00
Total Price for above 05 PAVING Items:				\$95,680.00

} 05.600

Total Bid Price: \$95,680.00

Notes:

- Proposal based on Duke Energy's Cypress Park Estates PH1 Preliminary Design WO's - 38194451,39272956,39272972,39272995
- 2 - 4" Crossings of 60' LF/each were added to entrances Johnson Ave & Baker Dairy Rd.

Payment Terms:

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>Vice Chair Cypress Park CDD</u></p> <p>Signature: <u>[Signature]</u></p> <p>Date of Acceptance: <u>4/1/21</u></p>	<p>CONFIRMED: Jon M. Hall Company</p> <p>Authorized Signature: <u>[Signature]</u></p> <p>Estimator: Henry Chirinos</p>
--	---



JON M HALL
COMPANY
Florida's Premier Site Developer

1400 Martin Luther King Jr. Blvd.
 Sanford, FL 32771
 P: 407-215-0410 F: 407-813-2280
 www.jonmhallcompany.com

To:	Keewin KRPC East Johnson, LLC	Contact:	Mckinzie Terrill
Address:	121 Garfield Avenue Winter Park, FL 32789	Phone:	
Project Name:	RCO 7 - Cypress Park Estates - CDD Deduct FORTILINE Duke Energy	Bid Number:	RCO 7
Project Location:	FL	Bid Date:	3/31/2021

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01 MOBILIZATION & GENERAL CONDITIONS				
Fortiline - Duke Energy Crossings	← 05,600	1.00 LS	(\$41,554.17)	(\$41,554.17)
Total Price for above 01 MOBILIZATION & GENERAL CONDITIONS Items:				(\$41,554.17)

Total Bid Price: (\$41,554.17)

Payment Terms:

Payment terms are net 30 days. Overdue amounts will collect interest at 18% APR. Customer agrees to pay any attorney fees associated with collecting unpaid amounts.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>Mice Chair Cypress Park CDD</u></p> <p>Signature: <u>[Signature]</u></p> <p>Date of Acceptance: <u>4/9/21</u></p>	<p>CONFIRMED: Jon M. Hall Company</p> <p>Authorized Signature: <u>[Signature]</u></p> <p>Estimator: Henry Chirinos</p>
--	---

SECTION (b)



CHANGE ORDER REQUEST

Blue Ox Enterprises, LLC
2024. - Cypress Park - Offsite Utilities

DATE: 2/09/2021
PCO#: EXT002

To: Rodney Gadd
Gadd & Associates
1925 US Highway 98 South, Suite 201
Lakeland FL 33801
Phone: 863-940-9979
Fax:
Email: rodney@gaddcivil.com
CC: Mark Greif - Blue Ox Enterprises, LLC - Phone: 407-339-4800 - Fax: 407-339-4839

From: Pamela Lynch
Blue Ox Enterprises, LLC
500 North Way
Sanford FL 32773
Phone: 407-339-4800
Fax: 407-339-4839
Email: plynch@blueoxland.com

Below is the detail for our proposal to complete the following changes in contract work:

- External Change Order: 6" x 6" WET TAP
-

PCO Item	Quantity	UM	Unit Price	Amount
1 : 6" X 6" WET TAP	1.00	EA	\$7,897.34	\$7,897.34
2 : FORCEMAIN FITTINGS	1.00	LS	\$4,583.45	\$4,583.45

Total Amount **\$12,480.79**

Submitted By:

Pamela Lynch
Blue Ox Enterprises, LLC

2/09/2021
Date

Approved By:

Rodney Gadd
Gadd & Associates

Date

SECTION (c)

Cypress Park Estates CDD
 6200 Lee Vista Blvd, Suite 300
 Orlando FL, 32822

Purchase Order

Date	P.O. No.
3/31/21	7

Vendor
<p>Fortiline Waterworks 822 Marys Park Place Winter Garden, FL 34787</p>

Ship To
<p>Jon M Hall Company 1400 Martin Luther King Jr Blvd Sandford, FL 32771</p>

Description	Amount
Cypress Park Estates CDD Per Price Quotation #6055747 Conduit Pipe	\$ 39,018.00

Net Total: \$ 39,018.00
Sales Tax: \$ 2,536.17
Subtotal: \$ 41,554.17
Tax Exemption: \$ (2,536.17)
TOTAL: \$ 39,018.00

Fortiline Waterworks
 Authorized Agent: _____

Date: _____

Cypress Park Estates Community Development District
 Authorized Agent: Gill Burn

Date: 4-1-21

Attachment 3

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of Cypress Park Estates Community Development District (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number 85-8018187531C-3, affirms that the tangible personal property purchased pursuant to a Purchase Order Number 7 from Fortiline Waterworks (Vendor) on or after March 19, 2021 (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to contract dated March 22, 2021 with John M Hall Company (Contractor) for the construction of PVC PIPE.

The Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.: **You must initial each of the following requirements.**

- JB 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
- JB 2. The vendor's invoice will be issued directly to Governmental Entity.
- JB 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
- JB 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
- JB 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

The Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., the Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, the Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third-degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

Bill Burt
Signature of Authorized Representative
of Governmental Entity

District Manager
Title

Cypress Park Estates Community Development District
Purchaser's Name
Federal Employer Identification Number: 84-3982493
Telephone Number: 407-841-5524

4/5/21
Date

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.