

Cypress Park Estates
Community Development District

Adopted Budget
FY 2023



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Cypress Park Estates
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Adopted Budget FY2023
Revenues					
Assessments - On Roll	\$ 265,500	\$ -	\$ -	\$ -	\$ 337,451
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 13,811
Assessments - Lot Closings	\$ -	\$ 262,500	\$ -	\$ 262,500	\$ -
Developer Contributions Unplatted	\$ 58,945	\$ 9,105	\$ -	\$ 9,105	\$ 107,683
Total Revenues	\$ 324,445	\$ 271,605	\$ -	\$ 271,605	\$ 458,945

Expenditures

Administrative

Supervisor Fees	\$ 10,000	\$ 2,200	\$ 2,000	\$ 4,200	\$ 10,000
Engineer Fees	\$ 10,000	\$ 3,330	\$ 1,667	\$ 4,996	\$ 10,000
Attorney Fees	\$ 25,000	\$ 13,437	\$ 4,167	\$ 17,604	\$ 25,000
Annual Audit	\$ 4,500	\$ 4,900	\$ -	\$ 4,900	\$ 6,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Dissemination	\$ 6,000	\$ 5,083	\$ 1,000	\$ 6,083	\$ 8,000
Arbitrage	\$ 1,000	\$ 900	\$ -	\$ 900	\$ 1,800
Trustee Fees	\$ 5,000	\$ 8,081	\$ -	\$ 8,081	\$ 16,160
Management Fees	\$ 36,050	\$ 30,042	\$ 6,008	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,200
Telephone	\$ 150	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 500	\$ 302	\$ 83	\$ 385	\$ 500
Insurance	\$ 5,500	\$ 5,175	\$ -	\$ 5,175	\$ 5,822
Copies	\$ 350	\$ 21	\$ 58	\$ 79	\$ 350
Legal Advertising	\$ 10,000	\$ -	\$ 1,667	\$ 1,667	\$ 10,000
Other Current Charges	\$ 2,000	\$ 400	\$ 333	\$ 734	\$ 2,700
Office Supplies	\$ 350	\$ 14	\$ 58	\$ 73	\$ 350
Travel Per Diem	\$ 550	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 125,125	\$ 81,561	\$ 17,542	\$ 99,102	\$ 142,710

Cypress Park Estates

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Adopted Budget FY2023
<u>Operations & Maintenance</u>					
<u>Field Expenditures</u>					
Property Insurance	\$ 5,000	\$ 345	\$ 833	\$ 1,178	\$ 5,000
Field Management	\$ 15,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 15,750
Landscape Maintenance	\$ 40,000	\$ 11,835	\$ 9,135	\$ 20,970	\$ 80,000
Landscape Replacement	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 15,000
Lake Maintenance	\$ 10,000	\$ -	\$ 1,667	\$ 1,667	\$ -
Streetlights	\$ 12,600	\$ 5,133	\$ 3,160	\$ 8,293	\$ 16,764
Electric	\$ 5,000	\$ 763	\$ 200	\$ 963	\$ 6,600
Water & Sewer	\$ 5,000	\$ 33,526	\$ 16,510	\$ 50,036	\$ 25,185
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 83	\$ 83	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ 214	\$ 417	\$ 631	\$ 7,500
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 15,000
Contingency	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 7,500
Subtotal Field Expenditures	\$ 110,600	\$ 54,317	\$ 37,005	\$ 91,322	\$ 196,799
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 14,400	\$ 1,862	\$ 2,700	\$ 4,562	\$ 12,540
Amenity - Water	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 3,696
Playground Lease	\$ 14,000	\$ 4,455	\$ 2,116	\$ 6,571	\$ 23,500
Internet	\$ 3,000	\$ -	\$ 500	\$ 500	\$ 2,500
Pest Control	\$ 720	\$ -	\$ 120	\$ 120	\$ 600
Janitorial Service	\$ 5,400	\$ -	\$ 900	\$ 900	\$ 6,600
Security Services	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 34,000
Pool Maintenance	\$ 16,200	\$ 2,280	\$ 2,700	\$ 4,980	\$ 18,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 5,000
Contingency	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 3,000
Subtotal Amenity Expenditures	\$ 83,720	\$ 8,597	\$ 14,036	\$ 22,633	\$ 114,436
Total Operations & Maintenance	\$ 194,320	\$ 62,914	\$ 51,041	\$ 113,955	\$ 311,235
<u>Other Expenses</u>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Total Other Expenditures	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Total Expenditures	\$ 324,445	\$ 144,474	\$ 73,583	\$ 218,057	\$ 458,945
Excess Revenues/(Expenditures)	\$ -	\$ 127,131	\$ (73,583)	\$ 53,549	\$ -

Net Assessments	\$ 337,451
Add: Discounts & Collections 7%	\$25,400
Gross Assessments	<u>\$362,850</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	354.00	354.00	1.00	\$337,451	\$953	\$1,025
		354.00		\$337,451		

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

Attorney Fees

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, 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. Governmental Management Services-Central Florida, LLC, provides these services.

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

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. Governmental Management Services-Central Florida, LLC, provides these services.

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. Governmental Management Services-Central Florida, LLC, provides these services.

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials 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.

Cypress Park Estates Community Development District General Fund Budget

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

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. Governmental Management Services-Central Florida, LLC, provides these services.

Landscape Maintenance

The District has contracts with Cardinal Landscaping to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Landscape Replacement

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

Streetlights

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

Cypress Park Estates Community Development District General Fund Budget

Electric

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

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. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets

Contingency

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

Amenity Expenditures

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

Represents estimated cost of leasing agreement for playgrounds to be installed in the community.

Internet

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

Cypress Park Estates Community Development District General Fund Budget

Pest Control

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

Janitorial Services

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

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.

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Cypress Park Estates

Community Development District

Adopted Budget Debt Service Fund Series 2020 A-1

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Adopted Budget FY2023
Revenues					
Special Assessments - 2020 A1	\$ 442,500	\$ -	\$ 5,000	\$ 5,000	\$ 442,500
Assessment - Lot Closing	\$ -	\$ 437,500	\$ -	\$ 437,500	\$ -
Interest Income	\$ -	\$ 513	\$ -	\$ 513	\$ -
Carry Forward Surplus	\$ 146,830	\$ 146,780	\$ -	\$ 146,780	\$ 147,086
Total Revenues	\$ 589,330	\$ 584,793	\$ 5,000	\$ 589,793	\$ 589,586
Expenditures					
Series 2020A-1					
Interest - 11/1	\$ 146,353	\$ 146,353	\$ -	\$ 146,353	\$ 144,384
Principal - 5/1	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 155,000
Interest - 5/1	\$ 146,353	\$ 146,353	\$ -	\$ 146,353	\$ 144,384
Total Expenditures	\$ 442,706	\$ 442,706	\$ -	\$ 442,706	\$ 443,769
Excess Revenues/(Expenditures)	\$ 146,624	\$ 142,086	\$ 5,000	\$ 147,086	\$ 145,818

*Carry forward less amount in Reserve funds.

Series 2020 A-1	
Principal - 11/1/23	<u>\$142,350</u>
Total	<u><u>\$142,350</u></u>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family Phase 1	354	\$442,500	\$1,250	\$1,344
	354	\$442,500		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		\$ 7,620,000.00	\$ 5,280,787.50	\$ 13,197,140.63

Cypress Park Estates

Community Development District

Adopted Budget Debt Service Fund Series 2020 A-2

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Adopted Budget FY2023
Revenues					
Special Assessments - 2020 A2	\$ 71,156	\$ 44,078	\$ 27,078	\$ 71,156	\$ 71,200
Interest Income	\$ -	\$ 62	\$ -	\$ 62	\$ -
Carry Forward Surplus	\$ 24,092	\$ 24,144	\$ -	\$ 24,144	\$ 27,206
Total Revenues	\$ 95,248	\$ 68,284	\$ 27,078	\$ 95,362	\$ 98,406
Expenditures					
Series 2018A-2					
Interest- 11/1	\$ 24,078	\$ 24,078	\$ -	\$ 24,078	\$ 23,678
Principal - 5/1	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 24,078	\$ 24,078	\$ -	\$ 24,078	\$ 23,678
Total Expenditures	\$ 68,156	\$ 68,156	\$ -	\$ 68,156	\$ 67,356
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 27,092	\$ 128	\$ 27,078	\$ 27,206	\$ 31,049

*Carry forward less amount in Reserve funds.

Series 2020 A-2	
Interest - 11/1/23	\$23,278
Total	\$23,278

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family Phase 2	178	\$71,200	\$400	\$430
	178	\$71,200		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		\$ 1,165,000.00	\$ 846,637.50	\$ 2,055,715.63

Cypress Park Estates

Community Development District

Adopted Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Adopted Budget FY2023
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 511,731
Interest Income	\$ -	\$ 224	\$ -	\$ 224	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 148,346
Total Revenues	\$ -	\$ 224	\$ -	\$ 224	\$ 660,077
Expenditures					
Series 2022					
Interest- 11/1	\$ -	\$ -	\$ -	\$ -	\$ 148,122
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 196,044
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 464,166
Other Financing Sources/(Uses)					
Bonds Proceed	\$ -	\$ 659,853	\$ -	\$ 659,853	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 659,853	\$ -	\$ 659,853	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 660,078	\$ -	\$ 660,078	\$ 195,912

*Carry forward less amount in Reserve funds.

Series 2022	
Interest - 11/1/23	\$193,419
Total	\$193,419

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 2	178	\$195,800	\$1,100	\$1,183
Single family - Phase 3	171	\$315,931	\$1,848	\$1,987
	349	\$511,731		

Cypress Park Estates
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 7,865,000.00	\$ -	\$ 148,121.94	\$ 148,121.94
05/01/23	\$ 7,865,000.00	\$ 120,000.00	\$ 196,043.75	
11/01/23	\$ 7,745,000.00	\$ -	\$ 193,418.75	\$ 509,462.50
05/01/24	\$ 7,745,000.00	\$ 125,000.00	\$ 193,418.75	
11/01/24	\$ 7,620,000.00	\$ -	\$ 190,684.38	\$ 509,103.13
05/01/25	\$ 7,620,000.00	\$ 130,000.00	\$ 190,684.38	
11/01/25	\$ 7,210,000.00	\$ -	\$ 187,840.63	\$ 508,525.00
05/01/26	\$ 7,210,000.00	\$ 135,000.00	\$ 187,840.63	
11/01/26	\$ 7,210,000.00	\$ -	\$ 184,887.50	\$ 507,728.13
05/01/27	\$ 7,210,000.00	\$ 145,000.00	\$ 184,887.50	
11/01/27	\$ 7,210,000.00	\$ -	\$ 181,715.63	\$ 511,603.13
05/01/28	\$ 7,210,000.00	\$ 150,000.00	\$ 181,715.63	
11/01/28	\$ 7,060,000.00	\$ -	\$ 178,153.13	\$ 509,868.75
05/01/29	\$ 7,060,000.00	\$ 155,000.00	\$ 178,153.13	
11/01/29	\$ 6,905,000.00	\$ -	\$ 174,471.88	\$ 507,625.00
05/01/30	\$ 6,905,000.00	\$ 165,000.00	\$ 174,471.88	
11/01/30	\$ 6,740,000.00	\$ -	\$ 170,553.13	\$ 510,025.00
05/01/31	\$ 6,740,000.00	\$ 170,000.00	\$ 170,553.13	
11/01/31	\$ 6,390,000.00	\$ -	\$ 166,515.63	\$ 507,068.75
05/01/32	\$ 6,390,000.00	\$ 180,000.00	\$ 166,515.63	
11/01/32	\$ 6,390,000.00	\$ -	\$ 162,240.63	\$ 508,756.25
05/01/33	\$ 6,390,000.00	\$ 190,000.00	\$ 162,240.63	
11/01/33	\$ 6,200,000.00	\$ -	\$ 157,490.63	\$ 509,731.25
05/01/34	\$ 6,200,000.00	\$ 200,000.00	\$ 157,490.63	
11/01/34	\$ 6,000,000.00	\$ -	\$ 152,490.63	\$ 509,981.25
05/01/35	\$ 6,000,000.00	\$ 210,000.00	\$ 152,490.63	
11/01/35	\$ 5,790,000.00	\$ -	\$ 147,240.63	\$ 509,731.25
05/01/36	\$ 5,790,000.00	\$ 220,000.00	\$ 147,240.63	
11/01/36	\$ 5,570,000.00	\$ -	\$ 141,740.63	\$ 508,981.25
05/01/37	\$ 5,570,000.00	\$ 230,000.00	\$ 141,740.63	
11/01/37	\$ 5,340,000.00	\$ -	\$ 135,990.63	\$ 507,731.25
05/01/38	\$ 5,340,000.00	\$ 245,000.00	\$ 135,990.63	
11/01/38	\$ 5,095,000.00	\$ -	\$ 129,865.63	\$ 510,856.25
05/01/39	\$ 5,095,000.00	\$ 255,000.00	\$ 129,865.63	
11/01/39	\$ 4,840,000.00	\$ -	\$ 123,490.63	\$ 508,356.25
05/01/40	\$ 4,840,000.00	\$ 270,000.00	\$ 123,490.63	
11/01/40	\$ 4,570,000.00	\$ -	\$ 116,740.63	\$ 510,231.25
05/01/41	\$ 4,570,000.00	\$ 285,000.00	\$ 116,740.63	
11/01/41	\$ 3,985,000.00	\$ -	\$ 109,615.63	\$ 511,356.25
05/01/42	\$ 3,985,000.00	\$ 300,000.00	\$ 109,615.63	
11/01/42	\$ 3,985,000.00	\$ -	\$ 102,115.63	\$ 511,731.25
05/01/43	\$ 3,985,000.00	\$ 315,000.00	\$ 102,115.63	
11/01/43	\$ 3,670,000.00	\$ -	\$ 94,043.75	\$ 511,159.38
05/01/44	\$ 3,670,000.00	\$ 330,000.00	\$ 94,043.75	
11/01/44	\$ 3,340,000.00	\$ -	\$ 85,587.50	\$ 509,631.25
05/01/45	\$ 3,340,000.00	\$ 345,000.00	\$ 85,587.50	
11/01/45	\$ 2,995,000.00	\$ -	\$ 76,746.88	\$ 507,334.38
05/01/46	\$ 2,995,000.00	\$ 365,000.00	\$ 76,746.88	
11/01/46	\$ 2,630,000.00	\$ -	\$ 67,393.75	\$ 509,140.63
05/01/47	\$ 2,630,000.00	\$ 385,000.00	\$ 67,393.75	
11/01/47	\$ 2,245,000.00	\$ -	\$ 57,528.13	\$ 509,921.88

Cypress Park Estates
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/48	\$ 2,245,000.00	\$ 405,000.00	\$ 57,528.13	
11/01/48	\$ 1,840,000.00	\$ -	\$ 47,150.00	\$ 509,678.13
05/01/49	\$ 1,840,000.00	\$ 425,000.00	\$ 47,150.00	
11/01/49	\$ 1,415,000.00	\$ -	\$ 36,259.38	\$ 508,409.38
05/01/50	\$ 1,415,000.00	\$ 450,000.00	\$ 36,259.38	\$ -
11/01/50	\$ 965,000.00	\$ -	\$ 24,728.13	\$ 510,987.50
05/01/51	\$ 965,000.00	\$ 470,000.00	\$ 24,728.13	\$ -
11/01/51	\$ 495,000.00	\$ -	\$ 12,684.38	\$ 507,412.50
05/01/52	\$ 495,000.00	\$ 495,000.00	\$ 12,684.38	\$ 507,684.38
		\$ 7,865,000.00	\$ 7,562,934.44	\$ 15,427,934.44