

*Cypress Park Estates  
Community Development District*

*Meeting Agenda*

*July 25, 2023*

# AGENDA

# *Cypress Park Estates*

## *Community Development District*

---

219 East Livingston Street, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

July 18, 2023

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

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Cypress Park Estates Community Development District** will be held **Tuesday, July 25, 2023 at 11:00 AM** at the **Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850.**

**Zoom Link:** <https://us06web.zoom.us/j/82131226228>

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

**Meeting ID:** 821 3122 6228

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at [jburns@gmscfl.com](mailto:jburns@gmscfl.com))
3. Approval of Minutes of the April 25, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-05 Setting a Public Hearing on the Adoption of Parking and Towing Policies for the District
  - A. Discussion Regarding Parking Policy Procedures
5. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
    - i. Consideration of Resolution 2023-06 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2023-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024
7. Consideration of Resolution 2023-09 Appointing an Assistant Treasurer

---

<sup>1</sup> Comments will be limited to three (3) minutes

8. Acceptance of Fiscal Year 2022 Audit Report
9. Staff Reports
  - A. Attorney
    - i. Memo Regarding Ethics Training for Elected Officials
  - B. Engineer
    - i. Acceptance of Annual District Engineering Report
  - C. Field Manager's Report
    - i. Presentation of Conveyance Report for District Tree Replacement
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Change Order Request #10 from Tucker Paving
    - iv. Presentation of Number of Registered Voters—0
10. Other Business
11. Supervisors Requests and Audience Comments
12. 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, April 25, 2023** at 11:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Scott Shapiro *by phone*  
McKinzie Terrill  
Steve Rosser  
Hyzens Marc

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Grace Kobitter  
Marshall Tindall  
Rodney Gadd *by phone*

District Manager, GMS  
District Counsel, KVV Law  
Field Manager, GMS  
District Engineer, Gadd Engineering

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted that no members of the public were present and no members joining via zoom to provide comments.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members Appointed at November 1, 2022 Landowners' Meeting (Steve Rosser and Hyzens Marc)**

Ms. Burns stated that just Steve and Hyzens need to be sworn in. Ms. Burns administered the oath of office.

**B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns stated the landowner's election was held on November 1<sup>st</sup>. Steve and Allan were elected to four-year terms and Hyzens elected to a two-year term. She asked for any questions, otherwise looking for a motion to approve.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, Resolution 2023-01 Canvassing and Certifying the Results of the Landowner's Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2023-02 Electing Officers**

Ms. Burns stated after a landowner's election has been held, they generally go through and re-elect officers in case any of the officers have changed. She noted the same people were elected so it can be kept the same. Scott is the Chairman, McKinzie is the Vice Chair and the other three Supervisors are Assistant Secretaries. She asked if that still works for everyone and if so, asked for a motion to approve as outlined.

On MOTION by Mr. Marc, seconded by Mr. Rosser, Resolution 2023-02 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 25, 2022 Board of Supervisors Meeting and the November 1, 2022 Landowners' Meeting**

Ms. Burns asked for any questions, comments, corrections to the October 25, 2022 Board of Supervisors meeting and November 1, 2022 Landowners meeting minutes. The Board had no changes.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Minutes of the October 25, 2022 Board of Supervisors Meeting and November 1, 2022 Landowner's Meeting, were approved.

*\*Mr. Shapiro joined the meeting by phone at this time.*

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 25, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments**

Ms. Burns stated the budget was included in the agenda package for review. She noted the admin portion of the budget went down a little. She stated the legal advertising was reduced now that the land has been levied and advertising costs are down as there are not a lot of ads for assessments. She noted field costs have been included for Phase 2 & 3 based on the development estimates. She noted that is where the majority of the increases are coming from to the landscape maintenance to account for those phases coming online. She noted the fountain maintenance was added as that was currently not contemplated and increases to the amenity based on some actuals in place for electric. She noted there is an increase to the playground lease for the playground that will be installed in Phase 2 & 3 and increased janitorial to account for some of the waste stations that were added. She stated with the new Phase 2 & 3 lots coming online, there was some capacity. Those had an unplatted rate last year where they were just assessed admin because nobody lived in those and now that there are field expenses contemplated, they had some capacity to add those.

She noted with the increases to all of those line items, the budget that is proposed has the platted lot assessment the same so for the current year \$953 net, \$1,025 gross when collected on roll. She stated there is a capital reserve transfer of \$114,892 in the event assessments were lowered that could be reduced a little bit. She noted for the purposes of the preliminary budget she suggests keeping this the same and sending the mailed notice to Phase 2 & 3 at the same rate that Phase 1 is currently noticed at. She noted if they wanted to look at reducing that, it can be done at the final budget option in a couple of months. For the notice purposes,

Ms. Burns noted the biggest increase was for landscape maintenance and the playground lease. She noted it includes the increased contingency as well as things like the amenity and pool maintenance went up slightly based on chemical costs and amenity electric had to be doubled based on the actual. She noted it was at \$12,500 and projecting for it to come in closer to \$18,000 and they haven't hit the summer yet so that is increased a little more too. She stated with the capacity from the other ones coming from unplatted rate to a platted rate, they are able to account



for all of those things without increasing assessments to Phase 1 which helps. Ms. Burns noted that this is their cap so the Board can always bring it down later or move line items around later.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, Resolution 2023-03 Approving the Proposed Fiscal Year 2023/2024 Budget and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments for Phase 2/3 for July 25, 2023, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04  
Authorizing Bank Account Signatories**

Ms. Burns noted in a prior resolution that the Board appointed specific people such as current Treasurers, Assistant Treasurer, and Secretary named in a resolution. In the event those change, this resolution is helpful for staff to be able to provide this resolution that appoints the offices as signers and they can give those to the bank with the people who are assigned. It is really just administrative in nature.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, Resolution 2023-04 Authorizing Bank Account Signatories, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Rebate  
Reports**

- A. Series 2020 Assessment Area 1 Project**
- B. Series 2020 Assessment Area 2 – 2020 Project**

Ms. Burns stated under internal revenue code, the District has to demonstrate that they do not earn more interest than they pay. This report is a requirement of the trust indenture. She noted on page 4 it shows a negative arbitrage amount so they in fact do not earn more interest than they pay.

On MOTION by Mr. Marc, seconded by Mr. Rosser, with all in favor, the Arbitrage Rebate Reports, were approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Agreements with Florida Wall Concepts**

**A. Phase 2**

**B. Phase 3**

Ms. Burns stated these are for the parameter walls in Phase 2 & 3. She noted these have already been approved by the Chair and just need to be ratified by the Board.

On MOTION by Mr. Rosser, seconded by Mr. Terrill, with all in favor, the Agreements with Florida Wall Concepts, were ratified.

**NINTH ORDER OF BUSINESS**

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

Ms. Burns stated this agreement has already been signed and is required by the property appraiser every year in order to collect the assessments on roll.

**TENTH ORDER OF BUSINESS**

**Ratification of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated this agreement has already been signed and is required by the property appraiser every year in order to collect the assessments on roll.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Contract Agreement with Polk County Property Appraiser and the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser, were ratified.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kobitter had nothing additional unless the Board has questions. Hearing none.

**B. Engineer**

Mr. Gadd had nothing for the Board.

**C. Field Manager's Report****i. Consideration of Proposal for Amenity Rear Gate Camera from Current Demands** *(to be provided under separate cover)*

Mr. Tindall reviewed the Field Manager's Report, overall the property has done well. He noted the vendors have been maintaining the facility and the landscapers have done a good job keeping everything up to speed. He stated the minor items that have been dealt with are some pavers that were sinking a little bit around where the shades were installed, they added garbage cans, they fixed the dumpster enclosure that was damaged. The fencing was not readily available from their usual vendor but they did get that repaired.

The final playground adjustments, as far as landscaping goes, the only major note other than basic maintenance is that the sod that was installed had a lot of thistles in it. The grass as it grows during the rainy season will help chuck this out some but it is not really good for the playground as so many people walk around with sandals on. He stated this item was not included in the agenda but if they want a ballpark number, they are recommending every other month treatments probably about \$625 and annual would be \$3,750. The Landscaper also noted they would try to include some ant treatment as well as insecticide and they will go toward the amenity as well. Mr. Tindall noted the current cost to maintain Phase 1 is \$40,000 and in the budget is \$80,000 so they take Phase 1 out it leaves us \$40,000 for the next six months and Phase 2 half of the projected number for those two phases right now would be \$35,000 and should leave them about \$5,000 for the existing landscaping budget for this year, would cover that \$3,750. Ms. Burns asked if the \$625 every other month is just for the amenity area. Mr. Tindall stated it covers the amenity, pool area, playground and the soccer field behind it. Ms. Burns stated it would not be a bad idea to do it now obviously with where we are as it is going to get a ton of use now.

On MOTION by Mr. Terrill seconded by Mr. Rosser, with all in favor, Add Treatment to Lawn at Amenity not to exceed \$625 every other Month for one Year, was approved
---

Mr. Tindall stated the other item is the mainline break. They had a company come out to get that repaired. On page 117 is the backup showing that was repaired and replaced and everything looks good now. The landscaping prep, there are some odds and ends because the thistles that have been noted in the agenda. The fountain was recently brought up to the Board. There is potentially a leak or the fountain and wind is causing some of the water to be dispersed. There is some plant

dieback along the entrance sign due to the chlorine chemical being sprayed on them. He noted he talked to the landscaper about getting a quote for next time hopefully for plants that might be a little more sustainable. He noted as well they are looking to see if there is a potential leak and if there is a leak in the fountain, he will get with the original installer and try to have that repaired.

Ms. Burns stated there is the closed secure session to talk about security so can do the camera proposal under that portion as well.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from February 17<sup>th</sup> through April 18<sup>th</sup> with total amount of \$176,032.04 to the Board, which was included in the agenda package. She asked for any questions otherwise looking for a motion to approve. She noted most of those are transfers from when they get the assessments from the tax collector, the debt assessments are deposited into the account with the operations and maintenance and then separated out. She noted of that amount there is a transfer of \$106,000 to US Bank which would the debt assessments that were collected. She stated there is another \$19,000 transfer to US Bank and another \$5,000 transferred which a lot of that is debt assessments passing through.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns noted that the financial statements through March 2023 were included in the agenda package for review and there is no action required.

**iii. Ratification of Change Order Request #6 and #7 for Tucker Paving**

Ms. Burns stated these have already been approved by the Chair and the District Engineer and she was seeking a motion to ratify.

On MOTION by Mr. Marc, second by Mr. Rosser, with all in favor, Change Orders Request #6 and #7 for Tucker Paving, were ratified.

**TWELFTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS                      Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS                      CLOSED Board Security Session**

Ms. Burns stated there are no members of the public on the line it was still all staff or Board members. She noted under Florida statute certain items are exempt from public record related to security so things like camera locations or security contracts would not have to be disclosed.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the Quote from Securitas to start before Memorial Day, was approved.

On MOTION by Mr. Rosser, seconded by Mr. Marc, with all in favor, the Current Demands Quote, was approved.

**FIFTEENFTH ORDER OF BUSINESS                      Adjournment**

Ms. Burns asked for a motion to adjourn.

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on \_\_\_\_\_, \_\_\_\_\_, 2023, at 11:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida 33850.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 25th day of July 2023.

ATTEST:

**CYPRESS PARK ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Rules Relating to Overnight Parking and Parking Enforcement

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT**

---

In accordance with Chapter 190, *Florida Statutes*, and on \_\_\_\_\_, at a duly noticed public meeting, the Board of Supervisors of the Cypress Park Estates Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

---

**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District



roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

**SECTION 5. EXCEPTIONS.**

- A. ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

**SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner’s

expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.

- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

**EXHIBIT A – *Designated Parking Areas (highlighted areas)***

Effective date: \_\_\_\_\_

**EXHIBIT A**  
*Designated Parking Areas*

[Insert Map]

# SECTION V

# SECTION A

# SECTION 1

**RESOLUTION 2023-06**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“Board”) of the Cypress Park Estates Community Development District (“District”) a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“Fiscal Year 2023/2024”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

**SECTION 1. BUDGET.**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“Adopted Budget”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cypress Park Estates Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS.**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2020) (ASSESSMENT AREA 1)	\$ _____
DEBT SERVICE FUND (SERIES 2020) (ASSESSMENT AREA 2)	\$ _____
DEBT SERVICE FUND (SERIES 2022)	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS.**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:



- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED** this 25th day of July 2023.

ATTEST:

**CYPRESS PARK ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

***Cypress Park Estates***  
***Community Development District***

***Proposed Budget***  
***FY 2024***



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
<b>3-7</b>	<u>General Fund Narrative</u>
<b>8</b>	<u>Debt Service Fun Series 2020A1</u>
<b>9-10</b>	<u>Amortization Schedule Series 2020A1</u>
<b>11</b>	<u>Debt Service Fund Series 2020A2</u>
<b>12-13</b>	<u>Amortization Schedule Series 2020A2</u>
<b>14</b>	<u>Debt Service Fund Series 2022</u>
<b>15-16</b>	<u>Amortization Schedule Series 2022</u>
<b>17</b>	<u>Capital Reserve Fund</u>

**Cypress Park Estates**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - On Roll	\$ 337,451	\$ 339,278	\$ -	\$ 339,278	\$ 563,979
Assessments - Direct Bill	\$ 13,811	\$ 13,811	\$ -	\$ 13,811	\$ -
Developer Contributions Unplatted	\$ 107,683	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 458,945</b>	<b>\$ 353,089</b>	<b>\$ -</b>	<b>\$ 353,089</b>	<b>\$ 563,979</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$ 10,000	\$ 1,200	\$ 1,200	\$ 2,400	\$ 10,000
Engineer Fees	\$ 10,000	\$ 113	\$ 500	\$ 613	\$ 10,000
Attorney Fees	\$ 25,000	\$ 7,086	\$ 8,333	\$ 15,420	\$ 25,000
Annual Audit	\$ 6,000	\$ -	\$ 7,000	\$ 7,000	\$ 7,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Dissemination	\$ 8,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ 7,000
Arbitrage	\$ 1,800	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Trustee Fees	\$ 16,160	\$ 6,734	\$ 5,386	\$ 12,120	\$ 12,120
Management Fees	\$ 37,853	\$ 25,235	\$ 12,618	\$ 37,853	\$ 40,124
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 500	\$ 717	\$ 500	\$ 1,217	\$ 500
Insurance	\$ 5,822	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Copies	\$ 350	\$ 11	\$ 20	\$ 31	\$ 100
Legal Advertising	\$ 10,000	\$ 1,433	\$ 2,000	\$ 3,433	\$ 5,000
Other Current Charges	\$ 2,700	\$ 347	\$ 160	\$ 507	\$ 1,000
Office Supplies	\$ 350	\$ 15	\$ 5	\$ 20	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 142,710</b>	<b>\$ 60,954</b>	<b>\$ 41,172</b>	<b>\$ 102,126</b>	<b>\$ 135,105</b>

**Cypress Park Estates**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b><i>Operations &amp; Maintenance</i></b>					
<b><i>Field Expenditures</i></b>					
Property Insurance	\$ 5,000	\$ 7,853	\$ -	\$ 7,853	\$ 11,780
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 16,695
Landscape Maintenance	\$ 80,000	\$ 26,940	\$ 13,470	\$ 40,410	\$ 116,000
Landscape Replacement	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 16,500
Street Tree Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Streetlights	\$ 16,764	\$ 10,080	\$ 5,200	\$ 15,280	\$ 35,000
Electric	\$ 6,600	\$ 5,171	\$ 1,800	\$ 6,971	\$ 11,880
Water & Sewer	\$ 25,185	\$ 7,523	\$ 10,000	\$ 17,523	\$ 19,800
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 1,021	\$ 800	\$ 1,821	\$ 7,500
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,800
General Repairs & Maintenance	\$ 15,000	\$ 2,144	\$ 2,000	\$ 4,144	\$ 15,000
Contingency	\$ 7,500	\$ 3,544	\$ 3,956	\$ 7,500	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 196,799</b>	<b>\$ 74,775</b>	<b>\$ 48,309</b>	<b>\$ 123,084</b>	<b>\$ 271,955</b>
<b><i>Amenity Expenditures</i></b>					
Amenity - Electric	\$ 12,540	\$ 11,471	\$ 6,800	\$ 18,271	\$ 22,440
Amenity - Water	\$ 3,696	\$ 6,174	\$ 5,000	\$ 11,174	\$ 11,352
Playground Lease	\$ 23,500	\$ 15,324	\$ 7,662	\$ 22,985	\$ 37,000
Internet	\$ 2,500	\$ 511	\$ 292	\$ 803	\$ 2,500
Pest Control	\$ 600	\$ 1,016	\$ 160	\$ 1,176	\$ 528
Janitorial Service	\$ 6,600	\$ 5,600	\$ 3,100	\$ 8,700	\$ 12,300
Security Services	\$ 34,000	\$ 7,446	\$ 4,000	\$ 11,446	\$ 27,500
Pool Maintenance	\$ 18,000	\$ 12,530	\$ 6,000	\$ 18,530	\$ 19,800
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 6,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,205	\$ 2,000	\$ 5,205	\$ 10,000
Contingency	\$ 3,000	\$ 2,082	\$ 918	\$ 3,000	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 114,436</b>	<b>\$ 68,692</b>	<b>\$ 37,598</b>	<b>\$ 106,290</b>	<b>\$ 156,920</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 311,235</b>	<b>\$ 143,467</b>	<b>\$ 85,907</b>	<b>\$ 229,374</b>	<b>\$ 428,875</b>
<b><i>Other Expenses</i></b>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ -
<b>Total Other Expenditures</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 458,945</b>	<b>\$ 204,421</b>	<b>\$ 132,079</b>	<b>\$ 336,500</b>	<b>\$ 563,979</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 148,668</b>	<b>\$ (132,079)</b>	<b>\$ 16,588</b>	<b>\$ (0)</b>

Net Assessments	\$563,979
Add: Discounts & Collections 7%	\$42,450
Gross Assessments	<u>\$606,429</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	354.00	354	1.00	\$283,995	\$802	\$863
Phase 2	178.00	178	1.00	\$142,800	\$802	\$863
Phase 3	171.00	171	1.00	\$137,184	\$802	\$863
	<b>703.00</b>	<b>703</b>		<b>\$563,979</b>		

# Cypress Park Estates Community Development District General Fund Budget

## **REVENUES:**

### *Assessments*

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

---

## **EXPENDITURES:**

### **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, Kilinski | Van Wyk, PLLC, 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 A1, 2020 A2 and 2022. 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 A1, 2020 A2 and 2022 bonds.

## 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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 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 Prince & Sons, Inc. 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.

#### Street Tree Replacement

Represents the estimated cost of replacing street trees 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.

## Fountain Maintenance

Represents the cost of maintaining and repairing the fountain at the entrance.

## 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 is contracted with Massey Services, Inc. for pest control treatments to its amenity facilities.

## *Janitorial Services*

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities. The district is contracted with CSS Clean Star Services of Central Florida.

## *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. These services are provided by Resort Pool Services.

## *Amenity Access Management*

Represents the cost of managing access to the District's amenity facilities.

## *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

### Proposed Budget Debt Service Fund Series 2020 A-1

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Special Assessments - 2020 A1	\$ 442,500	\$ 444,897	\$ -	\$ 444,897	\$ 442,500
Interest Income	\$ -	\$ 12,466	\$ 3,116	\$ 15,582	\$ -
Carry Forward Surplus	\$ 147,086	\$ 364,810	\$ -	\$ 364,810	\$ 160,271
<b>Total Revenues</b>	<b>\$ 589,586</b>	<b>\$ 822,173</b>	<b>\$ 3,116</b>	<b>\$ 825,289</b>	<b>\$ 602,771</b>
<b>Expenditures</b>					
<b>Series 2020A-1</b>					
Interest - 11/1	\$ 144,384	\$ 144,384	\$ -	\$ 144,384	\$ 142,350
Principal - 5/1	\$ 155,000	\$ 155,000	\$ -	\$ 155,000	\$ 155,000
Interest - 5/1	\$ 144,384	\$ 144,384	\$ -	\$ 144,384	\$ 142,350
<b>Total Expenditures</b>	<b>\$ 443,769</b>	<b>\$ 443,769</b>	<b>\$ -</b>	<b>\$ 443,769</b>	<b>\$ 439,700</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In (Out)	\$ -	\$ (221,250)	\$ -	\$ (221,250)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (221,250)</b>	<b>\$ -</b>	<b>\$ (221,250)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 145,818</b>	<b>\$ 157,154</b>	<b>\$ 3,116</b>	<b>\$ 160,271</b>	<b>\$ 163,071</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020 A-1</b>	
Principal - 11/1/24	<u>\$140,316</u>
Total	<u><u>\$140,316</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
11/01/23	\$ 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
		<b>\$ 7,620,000.00</b>	<b>\$ 5,280,787.50</b>	<b>\$ 13,197,140.63</b>

# Cypress Park Estates

## Community Development District

### Proposed Budget Debt Service Fund Series 2020 A-2

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Special Assessments - 2020 A2	\$ 71,200	\$ 43,678	\$ 27,522	\$ 71,200	\$ 71,200
Interest Income	\$ -	\$ 1,858	\$ 465	\$ 2,323	\$ -
Carry Forward Surplus	\$ 27,206	\$ 23,555	\$ -	\$ 23,555	\$ 29,721
<b>Total Revenues</b>	<b>\$ 98,406</b>	<b>\$ 69,091</b>	<b>\$ 27,986</b>	<b>\$ 97,078</b>	<b>\$ 100,921</b>
<b>Expenditures</b>					
<b>Series 2018A-2</b>					
Interest- 11/1	\$ 23,678	\$ 23,678	\$ -	\$ 23,678	\$ 23,278
Principal - 5/1	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 23,678	\$ 23,678	\$ -	\$ 23,678	\$ 23,278
<b>Total Expenditures</b>	<b>\$ 67,356</b>	<b>\$ 67,356</b>	<b>\$ -</b>	<b>\$ 67,356</b>	<b>\$ 66,556</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 31,049</b>	<b>\$ 1,735</b>	<b>\$ 27,986</b>	<b>\$ 29,721</b>	<b>\$ 34,365</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020 A-2</b>	
Interest - 11/1/24	\$22,878
Total	\$22,878

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
11/01/23	\$ 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
		<b>\$ 1,145,000.00</b>	<b>\$ 799,281.25</b>	<b>\$ 1,987,959.38</b>



# Cypress Park Estates

## Community Development District

### Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Special Assessments	\$ 511,731	\$ 316,044	\$ 195,687	\$ 511,731	\$ 511,731
Interest Income	\$ -	\$ 12,948	\$ 3,237	\$ 16,186	\$ -
Carry Forward Surplus	\$ 148,346	\$ 149,746	\$ -	\$ 149,746	\$ 215,138
<b>Total Revenues</b>	<b>\$ 660,077</b>	<b>\$ 162,694</b>	<b>\$ 198,924</b>	<b>\$ 677,663</b>	<b>\$ 726,869</b>
<b>Expenditures</b>					
<b>Series 2022</b>					
Interest- 11/1	\$ 148,122	\$ 148,122	\$ -	\$ 148,122	\$ 193,419
Principal - 5/1	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Interest - 5/1	\$ 196,044	\$ 196,044	\$ -	\$ 196,044	\$ 193,419
<b>Total Expenditures</b>	<b>\$ 464,166</b>	<b>\$ 464,166</b>	<b>\$ -</b>	<b>\$ 464,166</b>	<b>\$ 511,838</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 1,641	\$ -	\$ 1,641	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 1,641</b>	<b>\$ -</b>	<b>\$ 1,641</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 195,912</b>	<b>\$ (299,830)</b>	<b>\$ 198,924</b>	<b>\$ 215,138</b>	<b>\$ 215,031</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2022</b>	
Interest - 11/1/24	<b>\$190,684</b>
Total	<b>\$190,684</b>

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
11/01/23	\$ 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
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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		<b>\$ 7,745,000.00</b>	<b>\$ 7,218,768.75</b>	<b>\$ 15,279,812.50</b>

# Cypress Park Estates

## Community Development District

### Proposed Budget Capital Reserve Fund

Description	Proposed Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>

# SECTION B

# SECTION 1

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Cypress Park Estates Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment

Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED** this 25<sup>th</sup> day of July 2023.



ATTEST:  
DISTRICT

**CYPRESS PARK ESTATES  
COMMUNITY DEVELOPMENT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

***Cypress Park Estates***  
***Community Development District***

***Proposed Budget***  
***FY 2024***



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
<b>3-7</b>	<u>General Fund Narrative</u>
<b>8</b>	<u>Debt Service Fun Series 2020A1</u>
<b>9-10</b>	<u>Amortization Schedule Series 2020A1</u>
<b>11</b>	<u>Debt Service Fund Series 2020A2</u>
<b>12-13</b>	<u>Amortization Schedule Series 2020A2</u>
<b>14</b>	<u>Debt Service Fund Series 2022</u>
<b>15-16</b>	<u>Amortization Schedule Series 2022</u>
<b>17</b>	<u>Capital Reserve Fund</u>

**Cypress Park Estates**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - On Roll	\$ 337,451	\$ 339,278	\$ -	\$ 339,278	\$ 563,979
Assessments - Direct Bill	\$ 13,811	\$ 13,811	\$ -	\$ 13,811	\$ -
Developer Contributions Unplatted	\$ 107,683	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 458,945</b>	<b>\$ 353,089</b>	<b>\$ -</b>	<b>\$ 353,089</b>	<b>\$ 563,979</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$ 10,000	\$ 1,200	\$ 1,200	\$ 2,400	\$ 10,000
Engineer Fees	\$ 10,000	\$ 113	\$ 500	\$ 613	\$ 10,000
Attorney Fees	\$ 25,000	\$ 7,086	\$ 8,333	\$ 15,420	\$ 25,000
Annual Audit	\$ 6,000	\$ -	\$ 7,000	\$ 7,000	\$ 7,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Dissemination	\$ 8,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ 7,000
Arbitrage	\$ 1,800	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Trustee Fees	\$ 16,160	\$ 6,734	\$ 5,386	\$ 12,120	\$ 12,120
Management Fees	\$ 37,853	\$ 25,235	\$ 12,618	\$ 37,853	\$ 40,124
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 500	\$ 717	\$ 500	\$ 1,217	\$ 500
Insurance	\$ 5,822	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Copies	\$ 350	\$ 11	\$ 20	\$ 31	\$ 100
Legal Advertising	\$ 10,000	\$ 1,433	\$ 2,000	\$ 3,433	\$ 5,000
Other Current Charges	\$ 2,700	\$ 347	\$ 160	\$ 507	\$ 1,000
Office Supplies	\$ 350	\$ 15	\$ 5	\$ 20	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 142,710</b>	<b>\$ 60,954</b>	<b>\$ 41,172</b>	<b>\$ 102,126</b>	<b>\$ 135,105</b>

# Cypress Park Estates

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i><b>Operations &amp; Maintenance</b></i>					
<i><b>Field Expenditures</b></i>					
Property Insurance	\$ 5,000	\$ 7,853	\$ -	\$ 7,853	\$ 11,780
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 16,695
Landscape Maintenance	\$ 80,000	\$ 26,940	\$ 13,470	\$ 40,410	\$ 116,000
Landscape Replacement	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 16,500
Street Tree Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Streetlights	\$ 16,764	\$ 10,080	\$ 5,200	\$ 15,280	\$ 35,000
Electric	\$ 6,600	\$ 5,171	\$ 1,800	\$ 6,971	\$ 11,880
Water & Sewer	\$ 25,185	\$ 7,523	\$ 10,000	\$ 17,523	\$ 19,800
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 1,021	\$ 800	\$ 1,821	\$ 7,500
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,800
General Repairs & Maintenance	\$ 15,000	\$ 2,144	\$ 2,000	\$ 4,144	\$ 15,000
Contingency	\$ 7,500	\$ 3,544	\$ 3,956	\$ 7,500	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 196,799</b>	<b>\$ 74,775</b>	<b>\$ 48,309</b>	<b>\$ 123,084</b>	<b>\$ 271,955</b>
<i><b>Amenity Expenditures</b></i>					
Amenity - Electric	\$ 12,540	\$ 11,471	\$ 6,800	\$ 18,271	\$ 22,440
Amenity - Water	\$ 3,696	\$ 6,174	\$ 5,000	\$ 11,174	\$ 11,352
Playground Lease	\$ 23,500	\$ 15,324	\$ 7,662	\$ 22,985	\$ 37,000
Internet	\$ 2,500	\$ 511	\$ 292	\$ 803	\$ 2,500
Pest Control	\$ 600	\$ 1,016	\$ 160	\$ 1,176	\$ 528
Janitorial Service	\$ 6,600	\$ 5,600	\$ 3,100	\$ 8,700	\$ 12,300
Security Services	\$ 34,000	\$ 7,446	\$ 4,000	\$ 11,446	\$ 27,500
Pool Maintenance	\$ 18,000	\$ 12,530	\$ 6,000	\$ 18,530	\$ 19,800
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 6,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,205	\$ 2,000	\$ 5,205	\$ 10,000
Contingency	\$ 3,000	\$ 2,082	\$ 918	\$ 3,000	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 114,436</b>	<b>\$ 68,692</b>	<b>\$ 37,598</b>	<b>\$ 106,290</b>	<b>\$ 156,920</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 311,235</b>	<b>\$ 143,467</b>	<b>\$ 85,907</b>	<b>\$ 229,374</b>	<b>\$ 428,875</b>
<i><b>Other Expenses</b></i>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ -
<b>Total Other Expenditures</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 458,945</b>	<b>\$ 204,421</b>	<b>\$ 132,079</b>	<b>\$ 336,500</b>	<b>\$ 563,979</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 148,668</b>	<b>\$ (132,079)</b>	<b>\$ 16,588</b>	<b>\$ (0)</b>

Net Assessments	\$563,979
Add: Discounts & Collections 7%	\$42,450
Gross Assessments	\$606,429

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	354.00	354	1.00	\$283,995	\$802	\$863
Phase 2	178.00	178	1.00	\$142,800	\$802	\$863
Phase 3	171.00	171	1.00	\$137,184	\$802	\$863
	<b>703.00</b>	<b>703</b>		<b>\$563,979</b>		

# Cypress Park Estates Community Development District General Fund Budget

## **REVENUES:**

### *Assessments*

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

---

## **EXPENDITURES:**

### **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, Kilinski | Van Wyk, PLLC, 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 A1, 2020 A2 and 2022. 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 A1, 2020 A2 and 2022 bonds.

## 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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 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 Prince & Sons, Inc. 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.

#### Street Tree Replacement

Represents the estimated cost of replacing street trees 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.

## Fountain Maintenance

Represents the cost of maintaining and repairing the fountain at the entrance.

## 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 is contracted with Massey Services, Inc. for pest control treatments to its amenity facilities.

## *Janitorial Services*

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities. The district is contracted with CSS Clean Star Services of Central Florida.

## *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. These services are provided by Resort Pool Services.

## *Amenity Access Management*

Represents the cost of managing access to the District's amenity facilities.

## *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

### Proposed Budget Debt Service Fund Series 2020 A-1

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Special Assessments - 2020 A1	\$ 442,500	\$ 444,897	\$ -	\$ 444,897	\$ 442,500
Interest Income	\$ -	\$ 12,466	\$ 3,116	\$ 15,582	\$ -
Carry Forward Surplus	\$ 147,086	\$ 364,810	\$ -	\$ 364,810	\$ 160,271
<b>Total Revenues</b>	<b>\$ 589,586</b>	<b>\$ 822,173</b>	<b>\$ 3,116</b>	<b>\$ 825,289</b>	<b>\$ 602,771</b>
<b>Expenditures</b>					
<b>Series 2020A-1</b>					
Interest - 11/1	\$ 144,384	\$ 144,384	\$ -	\$ 144,384	\$ 142,350
Principal - 5/1	\$ 155,000	\$ 155,000	\$ -	\$ 155,000	\$ 155,000
Interest - 5/1	\$ 144,384	\$ 144,384	\$ -	\$ 144,384	\$ 142,350
<b>Total Expenditures</b>	<b>\$ 443,769</b>	<b>\$ 443,769</b>	<b>\$ -</b>	<b>\$ 443,769</b>	<b>\$ 439,700</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In (Out)	\$ -	\$ (221,250)	\$ -	\$ (221,250)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (221,250)</b>	<b>\$ -</b>	<b>\$ (221,250)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 145,818</b>	<b>\$ 157,154</b>	<b>\$ 3,116</b>	<b>\$ 160,271</b>	<b>\$ 163,071</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020 A-1</b>	
Principal - 11/1/24	<u>\$140,316</u>
Total	<u><u>\$140,316</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
11/01/23	\$ 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
		<b>\$ 7,620,000.00</b>	<b>\$ 5,280,787.50</b>	<b>\$ 13,197,140.63</b>

# Cypress Park Estates

## Community Development District

### Proposed Budget Debt Service Fund Series 2020 A-2

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Special Assessments - 2020 A2	\$ 71,200	\$ 43,678	\$ 27,522	\$ 71,200	\$ 71,200
Interest Income	\$ -	\$ 1,858	\$ 465	\$ 2,323	\$ -
Carry Forward Surplus	\$ 27,206	\$ 23,555	\$ -	\$ 23,555	\$ 29,721
<b>Total Revenues</b>	<b>\$ 98,406</b>	<b>\$ 69,091</b>	<b>\$ 27,986</b>	<b>\$ 97,078</b>	<b>\$ 100,921</b>
<b>Expenditures</b>					
<b>Series 2018A-2</b>					
Interest- 11/1	\$ 23,678	\$ 23,678	\$ -	\$ 23,678	\$ 23,278
Principal - 5/1	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 23,678	\$ 23,678	\$ -	\$ 23,678	\$ 23,278
<b>Total Expenditures</b>	<b>\$ 67,356</b>	<b>\$ 67,356</b>	<b>\$ -</b>	<b>\$ 67,356</b>	<b>\$ 66,556</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 31,049</b>	<b>\$ 1,735</b>	<b>\$ 27,986</b>	<b>\$ 29,721</b>	<b>\$ 34,365</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020 A-2</b>	
Interest - 11/1/24	<u>\$22,878</u>
Total	<u><u>\$22,878</u></u>

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
11/01/23	\$ 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
		<b>\$ 1,145,000.00</b>	<b>\$ 799,281.25</b>	<b>\$ 1,987,959.38</b>



# Cypress Park Estates

## Community Development District

### Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Special Assessments	\$ 511,731	\$ 316,044	\$ 195,687	\$ 511,731	\$ 511,731
Interest Income	\$ -	\$ 12,948	\$ 3,237	\$ 16,186	\$ -
Carry Forward Surplus	\$ 148,346	\$ 149,746	\$ -	\$ 149,746	\$ 215,138
<b>Total Revenues</b>	<b>\$ 660,077</b>	<b>\$ 162,694</b>	<b>\$ 198,924</b>	<b>\$ 677,663</b>	<b>\$ 726,869</b>
<b>Expenditures</b>					
<b>Series 2022</b>					
Interest- 11/1	\$ 148,122	\$ 148,122	\$ -	\$ 148,122	\$ 193,419
Principal - 5/1	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Interest - 5/1	\$ 196,044	\$ 196,044	\$ -	\$ 196,044	\$ 193,419
<b>Total Expenditures</b>	<b>\$ 464,166</b>	<b>\$ 464,166</b>	<b>\$ -</b>	<b>\$ 464,166</b>	<b>\$ 511,838</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 1,641	\$ -	\$ 1,641	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 1,641</b>	<b>\$ -</b>	<b>\$ 1,641</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 195,912</b>	<b>\$ (299,830)</b>	<b>\$ 198,924</b>	<b>\$ 215,138</b>	<b>\$ 215,031</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2022</b>	
Interest - 11/1/24	<b>\$190,684</b>
Total	<b>\$190,684</b>

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
11/01/23	\$ 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
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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		<b>\$ 7,745,000.00</b>	<b>\$ 7,218,768.75</b>	<b>\$ 15,279,812.50</b>

# Cypress Park Estates

## Community Development District

### Proposed Budget Capital Reserve Fund

Description	Proposed Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>

**Cypress Park Estates  
CDD  
FY 24 Roll**

PARCEL ID	Units	O&M	Series 2020 AA1 Debt	Series 2020 AA2 Debt	Series 2022 Debt	Total
272723757502000010	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000020	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000030	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000040	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000050	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000060	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000070	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000080	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000090	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000100	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000110	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000120	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000130	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000140	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000150	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000160	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000170	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000180	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000190	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000200	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000210	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000220	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000230	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000240	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000250	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000260	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000270	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000280	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000290	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000300	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000310	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000320	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000330	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000340	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000350	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000360	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000370	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000380	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000390	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000400	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000410	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000420	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000430	1	\$863.00	\$1,344.09			\$2,207.09

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Series 2020 AA1 Debt</b>	<b>Series 2020 AA2 Debt</b>	<b>Series 2022 Debt</b>	<b>Total</b>
272723757502000440	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000450	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000460	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000470	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000480	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000490	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000500	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000510	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000520	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000530	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000540	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000550	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000560	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000570	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000580	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000590	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000600	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000610	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000620	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000630	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000640	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000650	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000660	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000670	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000680	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000690	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000700	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000710	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000720	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000730	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000740	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000750	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000760	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000770	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000780	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000790	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000800	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000810	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000820	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000830	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000840	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000850	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000860	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000870	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000880	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000890	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000900	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000910	1	\$863.00	\$1,344.09			\$2,207.09

PARCEL ID	Units	O&M	Series 2020 AA1 Debt	Series 2020 AA2 Debt	Series 2022 Debt	Total
272723757502000920	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000930	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000940	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000950	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000960	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000970	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000980	1	\$863.00	\$1,344.09			\$2,207.09
272723757502000990	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001000	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001010	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001020	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001030	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001040	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001050	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001060	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001070	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001080	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001090	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001100	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001110	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001120	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001130	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001140	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001150	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001160	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001170	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001180	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001190	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001200	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001210	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001220	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001230	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001240	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001250	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001260	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001270	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001280	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001290	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001300	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001310	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001320	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001330	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001340	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001350	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001360	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001370	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001380	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001390	1	\$863.00	\$1,344.09			\$2,207.09

PARCEL ID	Units	O&M	Series 2020 AA1 Debt	Series 2020 AA2 Debt	Series 2022 Debt	Total
272723757502001400	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001410	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001420	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001430	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001440	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001450	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001460	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001470	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001480	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001490	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001500	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001510	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001520	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001530	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001540	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001550	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001560	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001570	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001580	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001590	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001600	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001610	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001620	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001630	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001640	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001650	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001660	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001670	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001680	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001690	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001700	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001710	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001720	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001730	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001740	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001750	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001760	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001770	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001780	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001790	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001800	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001810	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001820	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001830	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001840	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001850	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001860	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001870	1	\$863.00	\$1,344.09			\$2,207.09



PARCEL ID	Units	O&M	Series 2020 AA1 Debt	Series 2020 AA2 Debt	Series 2022 Debt	Total
272723757502001880	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001890	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001900	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001910	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001920	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001930	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001940	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001950	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001960	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001970	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001980	1	\$863.00	\$1,344.09			\$2,207.09
272723757502001990	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002000	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002010	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002020	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002030	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002040	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002050	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002060	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002070	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002080	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002090	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002100	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002110	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002120	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002130	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002140	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002150	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002160	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002170	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002180	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002190	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002200	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002210	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002220	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002230	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002240	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002250	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002260	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002270	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002280	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002290	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002300	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002310	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002320	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002330	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002340	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002350	1	\$863.00	\$1,344.09			\$2,207.09

PARCEL ID	Units	O&M	Series 2020 AA1 Debt	Series 2020 AA2 Debt	Series 2022 Debt	Total
272723757502002360	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002370	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002380	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002390	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002400	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002410	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002420	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002430	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002440	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002450	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002460	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002470	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002480	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002490	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002500	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002510	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002520	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002530	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002540	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002550	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002560	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002570	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002580	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002590	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002600	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002610	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002620	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002630	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002640	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002650	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002660	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002670	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002680	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002690	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002700	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002710	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002720	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002730	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002740	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002750	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002760	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002770	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002780	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002790	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002800	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002810	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002820	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002830	1	\$863.00	\$1,344.09			\$2,207.09

<b>PARCEL ID</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Series 2020 AA1 Debt</b>	<b>Series 2020 AA2 Debt</b>	<b>Series 2022 Debt</b>	<b>Total</b>
272723757502002840	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002850	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002860	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002870	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002880	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002890	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002900	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002910	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002920	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002930	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002940	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002950	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002960	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002970	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002980	1	\$863.00	\$1,344.09			\$2,207.09
272723757502002990	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003000	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003010	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003020	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003030	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003040	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003050	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003060	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003070	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003080	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003090	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003100	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003110	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003120	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003130	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003140	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003150	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003160	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003170	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003180	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003190	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003200	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003210	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003220	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003230	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003240	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003250	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003260	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003270	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003280	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003290	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003300	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003310	1	\$863.00	\$1,344.09			\$2,207.09

PARCEL ID	Units	O&M	Series 2020 AA1 Debt	Series 2020 AA2 Debt	Series 2022 Debt	Total
272723757502003320	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003330	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003340	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003350	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003360	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003370	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003380	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003390	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003400	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003410	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003420	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003430	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003440	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003450	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003460	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003470	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003480	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003490	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003500	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003510	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003520	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003530	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003540	1	\$863.00	\$1,344.09			\$2,207.09
272723757502003550	0					
272723757502003560	0					
272723757502003570	0					
Gross Onroll Assessments	354	\$305,502.00	\$475,807.86	\$0.00	\$0.00	\$781,309.86
Net Onroll Assessments		\$284,116.86	\$442,501.31	\$0.00	\$0.00	\$726,618.17

**Direct Billing**

PARCEL ID	Acres	O&M	Series 2020 AA1 Debt	Series 2020 AA2 Debt	Series 2022 Debt	Total
27272300000023001	58.10	\$227,397.12		\$57,802.72	\$415,439.49	\$473,242.21
27272400000044020	18.85	\$73,789.88		\$18,756.86	\$134,809.22	\$153,566.08
Gross Offroll Assessments	76.95	\$301,187.00	\$0.00	\$76,559.58	\$550,248.71	\$626,808.29
Net Offroll Assessments		\$280,103.91	\$0.00	\$71,200.41	\$511,731.30	\$582,931.71
Total Gross Assessments		\$606,689.00	\$475,807.86	\$76,559.58	\$550,248.71	\$1,408,118.15
Total Net Assessments		\$564,220.77	\$442,501.31	\$71,200.41	\$511,731.30	\$1,309,549.88

# SECTION VI

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 25<sup>th</sup> day of July 2023.

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Annual Meeting Schedule

**Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule**

**BOARD OF SUPERVISORS MEETING DATES  
CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024**

The Board of Supervisors of the Cypress Park Estates Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, on the 4<sup>th</sup> Tuesday of every month at **10:30 AM** unless otherwise indicated as follows:

**October 24, 2023  
November 28, 2023  
December 26, 2023  
January 23, 2024  
February 27, 2024  
March 26, 2024  
April 23, 2024  
May 28, 2024  
June 25, 2024  
July 23, 2024  
August 27, 2024  
September 24, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

# SECTION VII



**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN 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*, being situated within the City of Haines City, Polk County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

**SECTION 1.** Darrin Mossing, Sr. is appointed as an Assistant Treasurer.

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

**PASSED AND ADOPTED** this 25th day of July 2023.

ATTEST:

**CYPRESS PARK ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VIII

**CYPRESS PARK ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA**

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements Required by Florida Statute 218.39(3)(c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Cypress Park Estates Community Development District  
City of Haines City, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year ended September 30, 2022 then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 21, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,062,258.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,737,053, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balance of \$8,003,360. The fund balance is restricted for debt service, non-spendable for prepaids and the remainder is unassigned fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 8,209,075	\$ 1,520,638
Capital assets, net of depreciation	10,983,423	8,736,982
Total assets	19,192,498	10,257,620
Current liabilities	469,202	1,056,662
Long-term liabilities	16,661,038	8,875,753
Total liabilities	17,130,240	9,932,415
Net position		
Net investment in capital assets	912,070	(138,771)
Restricted	1,078,760	542,552
Unrestricted	71,428	(78,576)
Total net position	\$ 2,062,258	\$ 325,205



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to Developer contributions related to the infrastructure improvements which are under construction.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 767,325	\$ -
Operating grants and contributions	12,958	70,405
Capital grants and contributions	1,970,466	1,031,647
Total revenues	<u>2,750,749</u>	<u>1,102,052</u>
Expenses:		
General government	100,016	70,745
Maintenance and operations	107,016	240
Bond issue costs	337,830	399,782
Interest	468,834	302,042
Total expenses	<u>1,013,696</u>	<u>772,809</u>
Change in net position	<u>1,737,053</u>	<u>329,243</u>
Net position - beginning	<u>325,205</u>	<u>(4,038)</u>
Net position - ending	<u>\$ 2,062,258</u>	<u>\$ 325,205</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,013,696. The costs of the District's activities were funded by program revenues which were comprised of Developer contributions as well as assessments. The substantial increase in expenses from the prior year is primarily the result of an increase in maintenance and interest expense in the current year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$10,996,574 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$16,650,000 Bonds outstanding for its governmental activities. In addition, the District has \$87,643 in outstanding notes payable related to a financed purchase agreement. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as the District is built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Cypress Park Estates Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 74,213
Assessments receivable	23,247
Prepaid items	19,683
Restricted assets:	
Investments	8,091,932
Capital assets:	
Nondepreciable	10,904,514
Depreciable, net	78,909
Total assets	19,192,498
 <b>LIABILITIES</b>	
Accounts payable	9,187
Accrued interest payable	263,487
Contracts and retainage payable	196,528
Non-current liabilities:	
Due within one year	290,000
Due in more than one year	16,371,038
Total liabilities	17,130,240
 <b>NET POSITION</b>	
Net investment in capital assets	912,070
Restricted for debt service	1,078,760
Unrestricted	71,428
Total net position	\$ 2,062,258

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 100,016	\$ -	\$ 9,105	\$ -	\$ (90,911)
Maintenance and operations	107,016	262,500	-	1,970,466	2,125,950
Interest on long-term debt	468,834	504,825	3,853	-	39,844
Bond issue costs	337,830	-	-	-	(337,830)
Total governmental activities	<u>1,013,696</u>	<u>767,325</u>	<u>12,958</u>	<u>1,970,466</u>	<u>1,737,053</u>
					Change in net position
					1,737,053
					Net position - beginning
					325,205
					<u>\$ 2,062,258</u>

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash and cash equivalents	\$ 64,865	\$ -	9,348	\$ 74,213
Investments	-	1,319,000	6,772,932	8,091,932
Due from other funds	-	-	3,933	3,933
Assessments receivable	-	23,247	-	23,247
Prepaid items	19,683	-	-	19,683
Total assets	<u>\$ 84,548</u>	<u>\$ 1,342,247</u>	<u>\$ 6,786,213</u>	<u>\$ 8,213,008</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 9,187	\$ -	\$ -	\$ 9,187
Contracts and retainage payable	-	-	196,528	196,528
Due to other funds	3,933	-	-	3,933
Total liabilities	<u>13,120</u>	<u>-</u>	<u>196,528</u>	<u>209,648</u>
<b>Fund balances:</b>				
<b>Nonspendable:</b>				
Prepaid items	19,683	-	-	19,683
<b>Restricted for:</b>				
Debt service	-	1,342,247	-	1,342,247
Unassigned	51,745	-	6,589,685	6,641,430
Total fund balances	<u>71,428</u>	<u>1,342,247</u>	<u>6,589,685</u>	<u>8,003,360</u>
Total liabilities and fund balances	<u>\$ 84,548</u>	<u>\$ 1,342,247</u>	<u>\$ 6,786,213</u>	<u>\$ 8,213,008</u>

See notes to the financial statement

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 8,003,360

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	10,996,574	
Accumulated depreciation	(13,151)	10,983,423

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(263,487)	
Bonds payable	(16,573,395)	
Note payable	(87,643)	(16,924,525)
Net position of governmental activities		\$ 2,062,258

See notes to the financial statement

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Special assessments	\$ 262,500	\$ 504,825	\$ -	\$ 767,325
Developer contributions	9,105	-	1,953,811	1,962,916
Interest earnings	-	3,853	16,655	20,508
Total revenues	<u>271,605</u>	<u>508,678</u>	<u>1,970,466</u>	<u>2,750,749</u>
<b>EXPENDITURES</b>				
Current:				
General government	100,016	-	-	100,016
Maintenance and operations	93,865	-	-	93,865
Debt service:				
Principal	4,417	170,000	-	174,417
Interest	3,869	340,862	-	344,731
Bond issuance costs	-	-	337,830	337,830
Capital outlay	92,060	-	2,167,532	2,259,592
Total expenditures	<u>294,227</u>	<u>510,862</u>	<u>2,505,362</u>	<u>3,310,451</u>
Excess (deficiency) of revenues over (under) expenditures	(22,622)	(2,184)	(534,896)	(559,702)
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond proceeds	-	659,853	7,205,147	7,865,000
Note proceeds	92,060	-	-	92,060
Total other financing sources (uses)	<u>92,060</u>	<u>659,853</u>	<u>7,205,147</u>	<u>7,957,060</u>
Net change in fund balances	69,438	657,669	6,670,251	7,397,358
Fund balances - beginning	<u>1,990</u>	<u>684,578</u>	<u>(80,566)</u>	<u>606,002</u>
Fund balances - ending	<u>\$ 71,428</u>	<u>\$ 1,342,247</u>	<u>\$ 6,589,685</u>	<u>\$ 8,003,360</u>

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 7,397,358
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	2,259,592
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(13,151)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	174,417
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(7,865,000)
Governmental funds report notes payable as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(92,060)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,642)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(121,461)
Change in net position of governmental activities	\$ 1,737,053

See notes to the financial statements



**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Cypress Park Estates Community Development District (the "District") was established by the City Council of City of Haines City's approval of Ordinance No. 2019-1664 effective on December 5, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2022, all of the Board members are affiliated with KRPC East Johnson LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **New Accounting Standards Adopted**

During fiscal year 2022, the District adopted the following new accounting standards as follows:

#### **GASB Statement No. 87 – Leases**

The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### **Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The playground equipment is being depreciated over 7 years.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fd Cl V	\$ 8,091,932	S&P AAAm	Weighted average of the fund portfolio: 18 days
	<u>\$ 8,091,932</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 8,736,982	\$ 2,167,532	\$ -	\$ 10,904,514
Total capital assets, not being depreciated	8,736,982	2,167,532	-	10,904,514
Capital assets, being depreciated				
Playground equipment - financed purchase	-	92,060	-	92,060
Total capital assets, being depreciated	-	92,060	-	92,060
Less accumulated depreciation for:				
Playground equipment - financed purchase	-	13,151	-	13,151
Total accumulated depreciation	-	13,151	-	13,151
Total capital assets being depreciated	-	78,909	-	78,909
Governmental activities capital assets, net	\$ 8,736,982	\$ 2,246,441	\$ -	\$ 10,983,423

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$22,500,000. The infrastructure will include public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. The Developer contributed \$1,953,811 towards the infrastructure improvement during the current fiscal year.

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2020

On November 12, 2020, the District issued \$8,955,000 of Special Assessment Bonds, Series 2020 Assessment Area 1 consisting of \$7,770,000 Term Bonds due on May 1, 2051 and Series 2020 Assessment Area 2 consisting of \$1,185,000 due on May 1, 2051 with fixed interest rates ranging from 2.625% to 4.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption prior to maturity as outlined in the Bond Indenture.. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture. determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### Series 2022

On June 1, 2022, the District issued \$7,865,000 of Special Assessment Bonds, Series 2022 consisting of \$655,000 Term Bond due May 1, 2027, \$820,000 Term Bond due May 1, 2032, \$2,405,000 Term Bond due May 1, 2042 and \$3,985,000 Ter Bond due May 1, 2052 with fixed interest rates ranging from 4.375% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2022 Bonds are subject to redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture. determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements

### Financed Purchase Agreement

In May 2022 the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$49,910, which was recognized as a financed purchase note payable during the current fiscal year. The term of the agreement is from May 30, 2022 to April 30, 2027 and is payable in monthly installments ranging from \$662 to \$1,046.

In August 2022 the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$42,150, which was recognized as a financed purchase note payable during the current fiscal year. The term of the agreement is from August 12, 2022 to July 12, 2027 and is payable in monthly installments ranging from \$524 to \$835

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds Payable:					
Series 2020	\$ 8,955,000	\$ -	\$ 170,000	\$ 8,785,000	\$ 170,000
Less: Original issue discount	(79,247)	-	(2,642)	(76,605)	-
Series 2022	-	7,865,000	-	7,865,000	120,000
Note payable - financed purchase	-	92,060	4,417	87,643	-
Total	\$ 8,875,753	\$ 7,957,060	\$ 171,775	\$ 16,661,038	\$ 290,000

At September 30, 2022, the future payments on the note payable were as follows:

Fiscal year	Amount
2023	\$ 22,984
2024	22,983
2025	22,988
2026	22,983
2027	15,272
Total payments	107,210
Less: amounts representing interest	(19,567)
Note payable - financed purchase	\$ 87,643



**NOTE 6 – LONG-TERM LIABILITIES (Continued)****Long-term Debt Activity (Continued)**

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 295,000	\$ 680,290	\$ 975,290
2024	300,000	718,094	1,018,094
2025	315,000	707,756	1,022,756
2026	325,000	696,870	1,021,870
2027	340,000	684,600	1,024,600
2028-2032	1,915,000	3,212,424	5,127,424
2033-2037	2,370,000	2,769,584	5,139,584
2038-2042	2,960,000	2,199,902	5,159,902
2043-2047	3,705,000	1,471,954	5,176,954
2048-2052	4,125,000	548,892	4,673,892
Total	<u>\$ 16,650,000</u>	<u>\$ 13,690,366</u>	<u>\$ 30,340,366</u>

**NOTE 8 - DEVELOPER TRANSACTIONS**

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund and capital projects fund were \$9,105 and \$1,953,811 respectively. In addition, assessments in the general and debt service fund include amounts paid by the Developer for Developer owned lots.

**NOTE 9 - CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

**NOTE 10 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 11 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 265,500	\$ 262,500	\$ (3,000)
Developer contributions	58,945	9,105	(49,840)
Total revenues	324,445	271,605	(52,840)
<b>EXPENDITURES</b>			
Current:			
General government	125,125	100,016	25,109
Maintenance and operations	194,320	93,865	100,455
Debt service:			
Principal	-	4,417	(4,417)
Interest	-	3,869	(3,869)
Capital outlay	5,000	92,060	(87,060)
Total expenditures	324,445	294,227	30,218
Excess (deficiency) of revenues over (under) expenditures	-	(22,622)	(22,622)
<b>OTHER FINANCING SOURCES (USES)</b>			
Note proceeds	-	92,060	92,060
Total other financing sources (uses)	-	92,060	92,060
Net change in fund balances	\$ -	69,438	\$ 69,438
Fund balance - beginning		1,990	
Fund balance - ending		\$ 71,428	

See notes to required supplementary information

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
CITY OF HAINES CITY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	10
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$ 2,707,270.49
Construction projects to begin on or after October 1; (>\$65K)	
Series 2020	\$933,908
Series 2022	\$8,600,048
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$806.45 Debt service series 2020 - \$430 -1344
Special assessments collected FYE 9/30/2022	\$ 767,325.61
Outstanding Bonds:	
Series 2020-A1, due May 1, 2051	see Note 6 for details
Series 2020-A2, due May 1, 2051	see Note 6 for details
Series 2022, due May 1, 2052	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Cypress Park Estates Community Development District  
City of Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 21, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 21, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Cypress Park Estates Community Development District  
City of Haines City, Florida

We have examined Cypress Park Estates Community Development District, City of Haines City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Cypress Park Estates Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 21, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Cypress Park Estates Community Development District  
City of Haines City, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 21, 2023.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 21, 2023, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Park Estates Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Park Estates Community Development District, City of Haines City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 21, 2023



## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

# SECTION IX

# SECTION A

# SECTION 1



**KILINSKI | VAN WYK**

## **MEMORANDUM**

To: Board of Supervisors  
From: Kilinski | Van Wyk PLLC  
Date: July 7, 2023  
Re: Ethics Training for Special District Supervisors

---

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

### **Who is affected?**

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

### **What is required?**

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

### **How do I report compliance?**

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

**When is the deadline?**

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

**Where can I find training materials?**

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

# SECTION B

# SECTION 1





4685 E. COUNTY ROAD 540A  
LAKE LAND, FL 33813  
Phone: (863) 940-9979  
[www.GaddCivil.com](http://www.GaddCivil.com)

June 9, 2023

Mr. George S. Flint  
Governmental Management Services-Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801

Sent via email: [ahackney@gmstnn.com](mailto:ahackney@gmstnn.com)

**RE: Cypress Park Estates – 2023 District Engineer’s Report**

Pursuant to Section 9.21 of the Master Trust Indenture for the Cypress Park Estates Community Development District (CDD), we have completed our annual review of the property owned by the CDD (the Property). Based on our site inspections and knowledge of the Property, it is our determination that the Property is being well maintained in reasonably good repair. Our recommendation is that maintenance procedures continue in accordance with existing policies.

We have reviewed the Budget for Fiscal Year 2023 and believe that it is sufficient for the proper operation and maintenance of the Cypress Park Estates CDD.

In addition, and in accordance with Section 9.21, we have reviewed the current limits of insurance coverage and believe that this is adequate for the community.

Please contact our office if you have any questions or require additional information.

Respectfully Submitted,  
**Gadd & Associates, LLC**  
CA # 30194

**Rodney A. Gadd, PE**  
FL License No. 70875  
District Engineer  
Cypress Park Estate, CDD

This Item has been digitally signed and sealed by Rodney A. Gadd, P.E on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

# SECTION C

# Cypress Park Estates CDD

## Field Management Report



July 25, 2023

Marshall Tindall

Field Services Manager

GMS

# Complete

## Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed.
- ✚ Leveled some pavers by the pool.
- ✚ Rear gate was adjusted.



# Complete

## Landscape Review

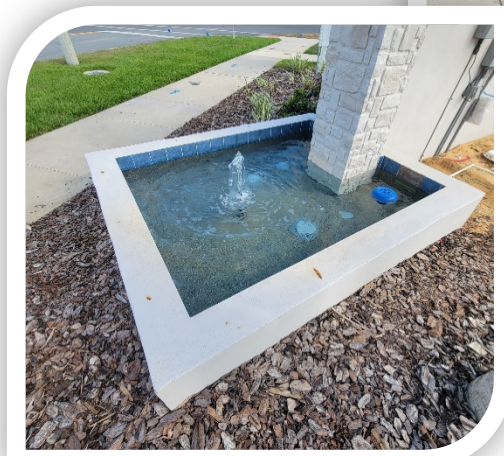
- ✚ Landscaping work is good.
- ✚ Grass mowing has been consistent, and planters have been kept up.
- ✚ Palms and lilies were trimmed.
- ✚ Crepe myrtles were cut back before spring.



# Complete

## Site Items and General Maintenance

- White Cedar Way street was cleaned where a spill occurred.
- Playground and dog park fences were repaired.
- Fountain review was arranged with AllSeasons. Vendor found no issues with original design.
- Proposal for optional higher water jet requested and under review.



# In Progress

## Site Items

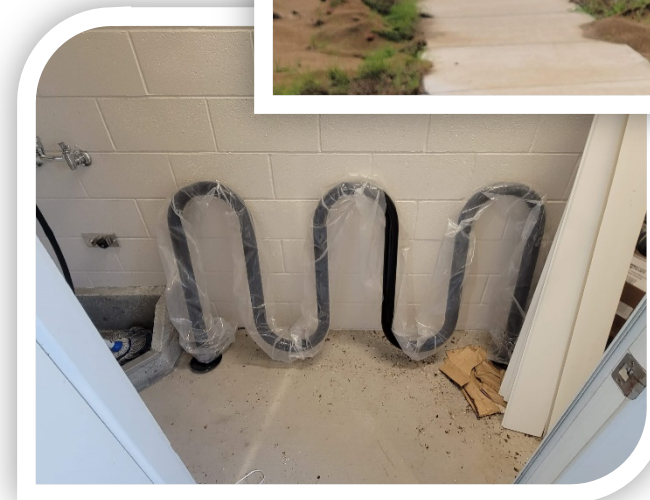
- Basic landscape plant refresh and replacement of some palms near the amenity has been arranged within budget.
- Haines City code compliance reviewed the RoW trees.
- Site review was done in response.



# In Progress

## New Phases

- ✚ Monitoring new areas and coordinating with landscaper on maintenance service proposals.
- ✚ Playgrounds in phases 2 & 3 were installed.
- ✚ Coordinating bike rack that was lacking a pad at time of installs.





# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at [mtindall@gmscfl.com](mailto:mtindall@gmscfl.com). Thank you.

Respectfully,

Marshall Tindall

# SECTION 1

**Cypress Park Estates**  
**Row Tree Note 6/29/2023**

**Leaning** = Tree has a significant lean that poses an impedence risk to sidewalk or street. Needs to be straightened and supported.

**Missing** - Tree was removed and needs to be replaced

**Dead** - Tree appears dead and needs to be repalaced

**Mostly Dead** - Tree exhibits growth but has been damaged or stressed to a significant degree.

Trees in this category are noted because they likely do not meet compliance based on other violations and discussions with city code compliance. Residents are recommeded to check on a case-by-case basis with city code compliance and need to take action to replace if needed.

<b>Bottlebrush Dr</b>	
None	

<b>White Cedar Way</b>	
2303	x2 Leaning
2315	x1 Dead
2327	x1 Dead
2335	x1 Dead
2342	x1 Mostly Dead
2366	x1 False

<b>Tupelo Trl</b>	
1185	x1 Dead
1202	x1 False
1205	x1 Dead
1229	x1 Dead
1289	x1 Mostly Dead
1297	x1 Dead
1305	x1 Dead
1328	x1 Leaning

<b>Pigeon Plum Dr</b>	
2156	x1 Dead
2164	x1 Dead
2165	x1 Dead
2187	x1 Dead
2204	x1 Mostly Dead
2336	x2 Dead
2247	x1 Dead
2255	x1 Dead
2270	x1 Mostly Dead
2274	x1 Dead
2278	x1 Missing
2286	x1 Dead

<b>Buttonwood Way</b>	
None	

<b>Sweet Acacia Dr</b>	
1706	x1 Mostly Dead
1718	x1 Dead
1746	x1 Mostly Dead

<b>Silver Bell Loop</b>	
None	

<b>Silver Palm Drive</b>	
544	x1 Missing
557	x1 Dead
568	x1 Missing
569	x1 Dead
573	x1 Dead
577	x1 Dead
581	x1 Dead
585	x1 Missing
592	x1 Dead
600	x1 Dead
605	x1 Dead
609	x1 Dead
612	x1 Missing
620	x1 Missing
621	x1 Dead
625	x1 Dead

<b>Pond Pine Ct</b>	
1903	x1 Dead
1914	x1 Dead
1919	x1 Mostly Dead
1930	x1 Mostly Dead
1931	x1 Mostly Dead
1934	x1 Dead
1935	x1 Dead
1938	x1 Dead
1939	x1 Missing
1942	x1 Mostly Dead
1943	x1 Dead
1946	x1 Dead
1947	x1 Dead
1950	x1 Dead
1955	x1 Missing
1958	x1 Dead

1959	x1 Dead
1962	x1 Dead
1966	x1 Dead
	x2 Dead
1970	x1 Mostly Dead
	x2 Dead
1971	x1 Missing



## Site Report

18317347385

**Reference Number:**

20230629-18317347385

**Submitter Name:**

Marshall Tindall (mtindall@gmscfl.com) |  
mtindall@gmscfl.com

**Location:**

557 Silver Palm Dr, Haines City, FL 33844, USA  
Jun 29, 2023 5:26:21 PM EDT [ [View Map](#) ]

**Form Name:**

Site Report

**Submission Date:**

Jun 29, 2023 5:26:46 PM EDT

### NEW PAGE

#### District Status Review

**District**

Cypress Park Estates CDD

**Site Inspected By**

Marshall Tindal - Assistant Field Manager

#### Issue Details

ISSUE DETAILS

1 OF 18

#### Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

White Cedar Way, 2303  
 - leaning trees x2  
 - straighten and restrap trees so they can establish before they die. if they die they will need to be replaced with one's that meet city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

2 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

White Cedar Way, 2315  
 - dead tree x1  
 - replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

3 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

White Cedar Way, 2327  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

4 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**





**Action Item Description**

White Cedar Way, 2335  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

5 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

White Cedar Way, 2342  
- mostly dead tree x1  
- confirm with city if current tree is compliant.

replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

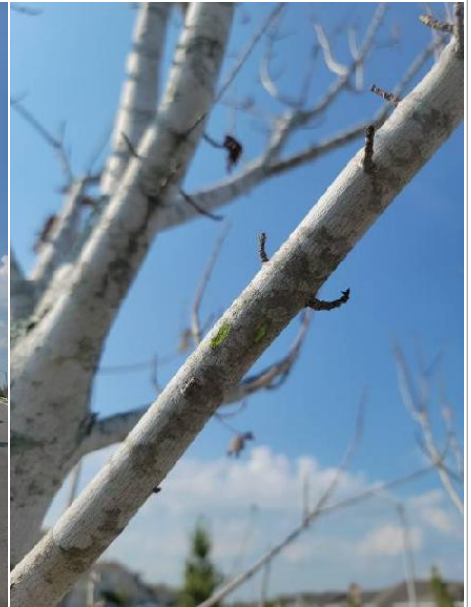
6 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

White Cedar Way, 2366  
- false x1  
- tree looks dead but trunk is green when tested and it has new growth.

**Request Vendor Proposal**

No

ISSUE DETAILS

7 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2156  
- dead tree x1  
- replace with new tree that meets city requirements.  
\*\*note house is for rent\*\*

**Request Vendor Proposal**

No

ISSUE DETAILS

8 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2164  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

9 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2165  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

10 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2187  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

11 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2204  
- mostly dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

12 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2236  
- mostly dead tree x2

- replace with new trees that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

13 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2247  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

14 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2255  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

15 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2270  
- mostly dead tree x1  
- replace with new tree that meets city requirements.



**Request Vendor Proposal**

No

ISSUE DETAILS

16 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2274  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

17 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr,  
- missing tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

18 OF 18

Issue Details

**Date / Time**

Jun 29, 2023 4:15:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pigeon Plum Dr, 2286  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No



## Site Report

18317351941

**Reference Number:**

20230629-18317351941

**Submitter Name:**

Marshall Tindall (mtindall@gmscfl.com) |  
mtindall@gmscfl.com

**Location:**

1320 Tupelo Trl, Haines City, FL 33844, USA  
Jun 29, 2023 7:15:38 PM EDT [ [View Map](#) ]

**Form Name:**

Site Report

**Submission Date:**

Jun 29, 2023 7:15:52 PM EDT

## NEW PAGE

### District Status Review

**District**

Cypress Park Estates

**Site Inspected By**

Marshall Tindal - Assistant Field Manager

### Issue Details

ISSUE DETAILS

1 OF 12

### Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Sweet Acacia Dr, 1706  
 - mostly dead tree x1  
 - confirm with City of compliant. replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

2 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Sweet Acacia Dr, 1718  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

3 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Sweet Acacia Dr, 1742  
- mostly dead tree x1  
- confirm with City of compliant. replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

4 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Tupelo Trl, 1185  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

5 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Tupelo Trl, 1202  
- false x1

- tree looks dead but has new buds and trunk is green when checked with a few good leaves

**Request Vendor Proposal**

No

ISSUE DETAILS

6 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Tupelo Trl,  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

7 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**





**Action Item Description**

Tupelo Trl, 1229  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

8 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Tupelo Trl, 1241  
- dead tree x2

- replace with new trees that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

9 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Tupelo Trl, 1289  
- mostly dead tree x1  
- confirm with City of compliant. replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

10 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Tupelo Trl, 1297  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

11 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Tupelo Trl, 1305  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

12 OF 12

Issue Details

**Date / Time**

Jun 29, 2023 6:43:00 PM EDT

**Action Item Picture**



**Action Item Description**

Tupelo Trl, 1328  
- leaning tree x1  
- straighten tree. Lennar model home

**Request Vendor Proposal**

No



# Site Report

18317353023

**Reference Number:**  
20230629-18317353023

**Submitter Name:**  
Marshall Tindall (mtindall@gmscfl.com) |  
mtindall@gmscfl.com

**Location:**  
1966 Pond Pne Ct, Haines City, FL 33844, USA  
Jun 29, 2023 6:04:59 PM EDT [ [View Map](#) ]

**Form Name:**  
Site Report

**Submission Date:**  
Jun 29, 2023 6:05:07 PM EDT

## NEW PAGE

### District Status Review

<b>District</b>	Cypress Park Estates
<b>Site Inspected By</b>	Marshall Tindal - Assistant Field Manager

### Issue Details

ISSUE DETAILS

1 OF 21

### Issue Details

<b>Date / Time</b>	Jun 29, 2023 5:26:00 PM EDT
<b>Action Item Picture</b>	



**Action Item Description**

Pond Pine Ct, 1903  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

2 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1914  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

3 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1919  
- mostly dead tree x1  
- confirm with city if compliant. replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

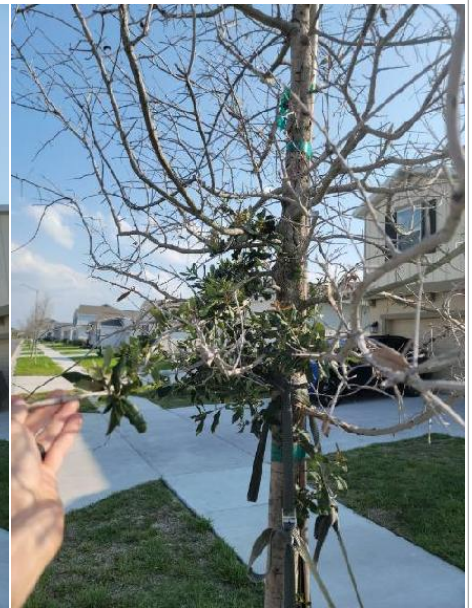
4 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1930  
- mostly dead tree x1  
- confirm with city if compliant. replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

5 OF 21

**Issue Details**

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1931  
- mostly dead tree x1



- confirm with city if compliant. replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

6 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1934  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

7 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1935

- dead tree x1
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

8 OF 21

### Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1938

- dead tree x1
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

9 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1939  
- missing tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

10 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1942  
- mostly dead tree x1  
- confirm with city if compliant. replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

11 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1943  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

12 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1946  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

13 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1947  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

14 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1950  
- dead tree x1

- confirm with city if compliant. replace with new tree that meets city requirements if needed.

**Request Vendor Proposal**

No

ISSUE DETAILS

15 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1955  
- missing tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

16 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1958

- dead tree x1
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

17 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1959

- dead tree x1
- replace with new tree that meets city requirements.



**Request Vendor Proposal**

No

ISSUE DETAILS

18 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1962  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

19 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**



**Action Item Description**

Pond Pine Ct, 1966

- dead tree x1

- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

20 OF 21

### Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**





**Action Item Description**

Pond Pine Ct, 1970  
 - dead tree x2  
 - mostly dead x1  
 - replace dead trees with new tree that meets city requirements.  
 - confirm if stressed tree is compliant. if not replace with tree that meets city requirements too.

**Request Vendor Proposal**

No

ISSUE DETAILS

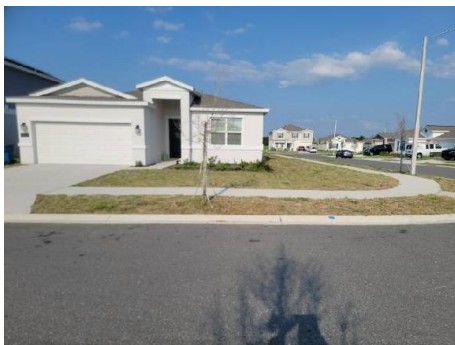
21 OF 21

Issue Details

**Date / Time**

Jun 29, 2023 5:26:00 PM EDT

**Action Item Picture**





**Action Item Description**

Pond Pine Ct, 1971  
- dead tree x2  
- missing tree x1  
- replace all with new tree that meets city requirements.

**Request Vendor Proposal**

No



## Site Report

18317353366

**Reference Number:**

20230629-18317353366

**Submitter Name:**

Marshall Tindall (mtindall@gmscfl.com) |  
mtindall@gmscfl.com

**Location:**

732 Silver Palm Dr, Haines City, FL 33844, USA  
Jun 29, 2023 6:38:43 PM EDT [ [View Map](#) ]

**Form Name:**

Site Report

**Submission Date:**

Jun 29, 2023 6:39:07 PM EDT

## NEW PAGE

### District Status Review

**District**

Cypress Park Estates

**Site Inspected By**

Marshall Tindal - Assistant Field Manager

### Issue Details

ISSUE DETAILS

1 OF 16

### Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 544  
- missing tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

2 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 557  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

3 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 568  
 - missing tree x1  
 - replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

4 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 569

- dead tree x1
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

5 OF 16

### Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 573

- dead tree x1
- replace with new tree that meets city requirements.



**Request Vendor Proposal**

No

ISSUE DETAILS

6 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 577  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

7 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 581  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

8 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 585  
- missing tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

9 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 592  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

10 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 600

- dead tree x1
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

11 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 605

- dead tree x1
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

12 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 609  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

13 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 612  
- missing tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

14 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 620  
- missing tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

15 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 621  
- dead tree x1  
- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No

ISSUE DETAILS

16 OF 16

Issue Details

**Date / Time**

Jun 29, 2023 6:05:00 PM EDT

**Action Item Picture**



**Action Item Description**

Silver Palm Dr, 625

- dead tree x2

- replace with new tree that meets city requirements.

**Request Vendor Proposal**

No



# SECTION D

# SECTION 1

# Cypress Park Estate Community Development District

## Summary of Check Register

April 19, 2023 to July 12, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	4/19/23	237-241	\$ 10,648.13
	4/25/23	242	\$ 3,044.40
	5/4/23	243-250	\$ 4,437.11
	5/10/23	251-252	\$ 7,433.96
	5/17/23	253-259	\$ 8,417.16
	5/23/23	260-261	\$ 44,249.00
	6/12/23	262-269	\$ 21,744.43
	6/28/23	270-271	\$ 8,267.26
	7/10/23	272-275	\$ 8,301.88
			\$ 116,543.33
Project Fund			
	5/12/23	26-28	\$ 146,616.22
	5/31/23	29	\$ 428,177.47
	6/7/23	30-31	\$ 518,986.24
	6/16/23	32	\$ 3,044.40
	6/23/23	33-36	\$ 401,202.90
	7/11/23	37	\$ 40,575.71
			\$ 1,538,602.94
<b>Total Amount</b>			<b>\$ 1,655,146.27</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/19/23	00029	4/12/23	GLC24812	202304	330-57200	48400	PLAY EQUIPMENT - APR 23 GOVERNMENT LEASING, LLC	*	858.00	858.00	000237
4/19/23	00015	4/14/23	6304	202303	310-51300	31500	GEN.COUNSEL/MTHLY MEETING KILINSKI   VAN WYK, PLLC	*	860.50	860.50	000238
4/19/23	00024	4/01/23	8460	202304	320-53800	46200	LANDSCAPE MAINT - APR 23 PRINCE & SONS INC.	*	3,367.50	3,367.50	000239
4/19/23	00026	4/01/23	19022	202304	330-57200	48500	POOL MAINTENANCE - APR 23	*	1,500.00		
		4/01/23	19022	202304	330-57200	49000	FOUNTAIN MAINT/INSTALL RESORT POOL SERVICES	*	150.00	1,650.00	000240
4/19/23	00009	4/14/23	04142023	202304	300-20700	10000	ASSESSMENT TRNSF-S20 AA1 CYPRESS PARK ESTATES CDD/US BANK	*	3,912.13	3,912.13	000241
4/25/23	00018	3/31/23	2308-01	202303	320-53800	49000	MAINLINE BREAK REPAIR JON M HALL COMPANY	*	3,044.40	3,044.40	000242
5/04/23	00006	4/25/23	HM042520	202304	310-51300	11000	SUPERVISOR FEE 04/25/23 HYZENS MARC	*	200.00	200.00	000243
5/04/23	00014	4/30/23	00055320	202304	310-51300	48000	NOT OF BOS MEETING CA FLORIDA HOLDINGS, LLC	*	493.37	493.37	000244
5/04/23	00031	4/19/23	52859650	202304	330-57200	48100	PEST CONTROL - APR 23 MASSEY SERVICES INC.	*	40.00	40.00	000245
5/04/23	00008	4/25/23	MT042520	202304	310-51300	11000	SUPERVISOR FEE 04/25/23 MCKINZIE TERRILL	*	200.00	200.00	000246
5/04/23	00024	4/19/23	8644	202304	320-53800	47300	IRRIGATION REPAIRS PRINCE & SONS INC.	*	103.74	103.74	000247

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/04/23	00011	4/25/23	SS042520	202304	310-51300-11000		SUPERVISOR FEE 04/25/23 SCOTT SHAPIRO	*	200.00	200.00	000248
5/04/23	00028	3/28/23	9456	202303	330-57200-48200		MTHLY CLEANING SVC-MAR 23	*	475.00		
		3/28/23	9456	202303	330-57200-48200		TRASH COLLECTION SERVICE	*	300.00		
		4/26/23	9665	202304	330-57200-48200		MTHLY CLEANING SVC-APR 23	*	475.00		
		4/26/23	9665	202304	330-57200-48200		TRASH COLLECTION SERVICE	*	300.00		
							CSS CLEAN STAR SERVICES CENTRAL FL			1,550.00	000249
5/04/23	00026	5/01/23	19284	202305	330-57200-48500		POOL MAINTENANCE - MAY 23	*	1,500.00		
		5/01/23	19284	202305	330-57200-49000		FOUNTAIN MAINT/INSTALL	*	150.00		
							RESORT POOL SERVICES			1,650.00	000250
5/10/23	00003	5/01/23	94	202305	310-51300-34000		MANAGEMENT FEES - MAY 23	*	3,154.42		
		5/01/23	94	202305	310-51300-35200		WEBSITE MANAGEMENT-MAY 23	*	100.00		
		5/01/23	94	202305	310-51300-35100		INFORMATION TECH - MAY 23	*	150.00		
		5/01/23	94	202305	310-51300-31300		DISSEMINATION SVCS-MAY 23	*	500.00		
		5/01/23	94	202305	330-57200-48300		AMENITY ACCESS - MAY 23	*	416.67		
		5/01/23	94	202305	310-51300-51000		OFFICE SUPPLIES	*	3.91		
		5/01/23	94	202305	310-51300-42000		POSTAGE	*	100.15		
		5/01/23	94	202305	310-51300-42500		COPIES	*	11.10		
		5/01/23	95	202305	320-53800-34000		FIELD MANAGEMENT - MAY 23	*	1,312.50		
							GOVERNMENTAL MANAGEMENT SERVICES			5,748.75	000251
5/10/23	00023	4/21/23	63695-AP	202304	320-53800-43200		4701 BAKER DAIRY RD	*	202.57		
		4/21/23	63696-AP	202304	320-53800-43200		5150 E JOHNSON AVE	*	258.00		
		4/21/23	64455-AP	202304	320-53800-43200		4975 BAKER DAIRY RD	*	220.56		

CPE CYP PARK EST CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/21/23	67111-AP	202304	330	57200	43200		1209 TUPELO TRAIL (IRRIG) CITY OF HAINES CITY	*	1,004.08	1,685.21	000252
5/17/23	00027	3/27/23	GMS33506	202303	330	57200	34500		CDVI PROXIMITY CARD CURRENT DEMANDS ELECTRICAL &	*	2,005.25	2,005.25	000253
5/17/23	00025	5/12/23	53-BID-6	202305	330	57200	48500		POOL PERMIT 53-60-2298132 FLORIDA DEPARTMENT OF HEALTH	*	280.00	280.00	000254
5/17/23	00007	5/15/23	3935	202304	310	51300	31100		ENGINEER SERVICE 4/25 GADD & ASSOCIATES	*	112.50	112.50	000255
5/17/23	00003	3/31/23	97	202303	330	57200	48000		GENERAL MAINT. - MAR 23 GOVERNMENTAL MANAGEMENT SERVICES	*	1,753.91	1,753.91	000256
5/17/23	00029	5/12/23	GLC24812	202305	330	57200	48400		PLAY EQUIPMENT - MAY 23 GOVERNMENT LEASING, LLC	*	858.00	858.00	000257
5/17/23	00031	5/17/23	53255891	202305	330	57200	48100		PEST CONTROL - MAY 23 MASSEY SERVICES INC.	*	40.00	40.00	000258
5/17/23	00024	5/01/23	8767	202305	320	53800	46200		LANDSCAPE MAINT - MAY 23 PRINCE & SONS INC.	*	3,367.50	3,367.50	000259
5/23/23	00015	5/18/23	6537	202304	310	51300	31500		GEN.COUNSEL/MTHLY MEETING KILINSKI   VAN WYK, PLLC	*	2,111.50	2,111.50	000260
5/23/23	00009	5/23/23	05232023	202305	300	20700	10200		ASSESSMENT TRNSF-S20 AA1 CYPRESS PARK ESTATES CDD/US BANK	*	42,137.50	42,137.50	000261
6/12/23	00028	5/25/23	9879	202305	330	57200	48200		MTHLY CLEANING SVC-MAY23 9879 202305 330-57200-48200 TRASH COLLECTION SERVICE CSS CLEAN STAR SERVICES CENTRAL FL	*	475.00	775.00	000262

CPE CYP PARK EST CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/12/23	00027	5/30/23	105104	202305	330	57200	34500		ACCESS/CAMERA LABOR	*	844.99		
CURRENT DEMANDS ELECTRICAL &												844.99	000263
6/12/23	00003	4/30/23	103	202304	320	53800	48000		GENERAL MAINTENANCE-APR23	*	428.14		
		6/01/23	101	202306	310	51300	34000		MANAGEMENT FEES-JUN23	*	3,154.42		
		6/01/23	101	202306	310	51300	35200		WEBSITE MANAGEMENT-JUN23	*	100.00		
		6/01/23	101	202306	310	51300	35100		INFORMATION TECH-JUN23	*	150.00		
		6/01/23	101	202306	310	51300	31300		DISSEMINATION SVCS-JUN23	*	500.00		
		6/01/23	101	202306	330	57200	48300		AMENITY ACCESS-JUN23	*	416.67		
		6/01/23	101	202306	310	51300	51000		OFFICE SUPPLIES	*	1.38		
		6/01/23	101	202306	310	51300	42000		POSTAGE	*	36.62		
		6/01/23	102	202306	320	53800	34000		FIELD MANAGEMENT-JUN23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES												6,099.73	000264
6/12/23	00029	6/12/23	GLC24812	202306	330	57200	48400		PLAY EQUIPMENT-JUN23	*	858.00		
GOVERNMENT LEASING, LLC												858.00	000265
6/12/23	00010	6/02/23	24201	202306	310	51300	32200		AUDIT FYE 09/30/2022	*	7,000.00		
GRAU AND ASSOCIATES												7,000.00	000266
6/12/23	00023	5/23/23	63695-MA	202305	320	53800	43200		4701 BAKER DAIRY RD-MAY23	*	201.13		
		5/23/23	63696-MA	202305	320	53800	43200		5150 E JOHNSON AVE	*	232.08		
		5/23/23	64455-MA	202305	320	53800	43200		4975 BAKER DAIRY RD-MAY23	*	194.59		
		5/23/23	67111-MA	202305	320	53800	43200		1209 TUPELO TRAIL-MAY23	*	1,754.41		
CITY OF HAINES CITY												2,382.21	000267
6/12/23	00015	6/06/23	6748	202305	310	51300	31500		ATTORNEY SVCS-MAY23	*	2,134.50		
KILINSKI   VAN WYK, PLLC												2,134.50	000268

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
6/12/23	00026	6/01/23	19533 202306 330-57200-48500	POOL MAINTENANCE-JUN23	*	1,500.00	
		6/01/23	19533 202306 330-57200-49000	FOUNTAIN MAINT/INSTALL	*	150.00	
							1,650.00 000269
RESORT POOL SERVICES							
6/28/23	00034	6/16/23	11318385 202305 330-57200-34500	SECURITY SVCS-MAY23	*	838.80	
							838.80 000270
SECURITAS SECURITY SERVICES USA, INC							
6/28/23	00009	6/13/23	06132023 202306 300-20700-10200	ASSESSMENT TRANSF-S20-AA1	*	7,428.46	
							7,428.46 000271
CYPRESS PARK ESTATES CDD/US BANK							
7/10/23	00023	6/22/23	63695-JU 202306 320-53800-43200	4701 BAKER DAIRY RD-JUN23	*	190.85	
		6/22/23	63696-JU 202306 320-53800-43200	5150 E JOHNSON AVE-JUN23	*	232.08	
		6/22/23	64455-JU 202306 320-53800-43200	4975 BAKER DAIRY RD-JUN23	*	179.66	
		6/22/23	67111-JU 202306 320-53800-43200	1209 TUPELO TRAIL-JUN23	*	1,928.91	
							2,531.50 000272
CITY OF HAINES CITY							
7/10/23	00031	6/19/23	53581987 202306 330-57200-48100	PEST CONTROL-JUN23	*	40.00	
							40.00 000273
MASSEY SERVICES INC.							
7/10/23	00024	6/01/23	9107 202306 320-53800-46200	LANDSCAPE MAINT-JUN23	*	3,367.50	
							3,367.50 000274
PRINCE & SONS INC.							
7/10/23	00034	6/30/23	11345683 202306 330-57200-34500	SECURITY SVCS-JUN23	*	2,362.88	
							2,362.88 000275
SECURITAS SECURITY SERVICES USA, INC							
TOTAL FOR BANK A						116,543.33	
TOTAL FOR REGISTER						116,543.33	



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/12/23	00013	4/17/23	04172023 SER22 FR#3	202305	600-20700-10200			FERGUSON WATERWORKS	*	46,822.52	46,822.52	000026
5/12/23	00014	3/25/23	PAYAPP#7 SER22 FR#1	202305	600-20700-10200			TUCKER PAVING INC	*	99,793.70	99,793.70	000027
5/19/23	00006	3/31/23	2308-01 SER22 FR#2	202305	600-20700-10200			JON M HALL COMPANY LLC	*	3,044.40	3,044.40	000028
6/16/23	00006	3/31/23	2308-01 SER22 FR#2	202305	600-20700-10200			JON M HALL COMPANY LLC	V	3,044.40-	3,044.40-	000028
5/31/23	00016	5/30/23	05302023 PH3 CONST CITY REIMBURSE	202305	600-20700-10201			CYPRESS PARK CDD	*	428,177.47	428,177.47	000029
6/07/23	00015	3/27/23	MCI00013 SER22 PH2 FR#3	202306	600-20700-10200			MACK INDUSTRIES INC.	*	3,600.00	18,480.00	000030
		3/28/23	MCI00013 SER22 PH2 FR#3	202306	600-20700-10200				*	14,880.00		
6/07/23	00014	4/25/23	PAYAPP#8 SER22 PH2 FR#3	202306	600-20700-10200			TUCKER PAVING INC	*	500,506.24	500,506.24	000031
6/16/23	00017	6/16/23	06162023 RETURN FUNDS S22P2 FR#2	202306	600-20700-10300			KRPC EAST JOHNSON LLC	*	3,044.40	3,044.40	000032
6/23/23	00008	5/20/23	PAYAPP#5 SER22 PH2 FR#5	202306	600-20700-10200			FLORIDA WALL CONCEPTS INC	*	65,976.19	65,976.19	000033
6/23/23	00005	4/04/23	3902 SER22 PH2 FR#4	202306	600-20700-10200			GADD & ASSOCIATES	*	8,872.59	8,872.59	000034
6/23/23	00018	6/05/23	3205400 SER22 PH2 FR#7	202306	600-20700-10200			HUB INTERNATIONAL MIDWEST	*	29,117.00	29,117.00	000035

CPE CYP PARK EST CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/23/23	00014	5/25/23	PAYAPP#9 202306 600-20700-10200 SER22 PH2 FR#6	TUCKER PAVING INC	*	297,237.12	297,237.12 000036
7/11/23	00008	6/20/23	PAYAPP#6 202307 600-20700-10200 SER22 PH2 FR#8	FLORIDA WALL CONCEPTS INC	*	40,575.71	40,575.71 000037
TOTAL FOR BANK A						1,538,602.94	
TOTAL FOR REGISTER						1,538,602.94	

# SECTION 2

***Cypress Park Estates***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2023***



# Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2020 A1 & A2
5	<hr/>	Debt Service Fund Series 2022
6	<hr/>	Capital Projects Fund Series 2020 A1 & A2
7	<hr/>	Capital Projects Fund Series 2022
8-9	<hr/>	Month to Month
10	<hr/>	Long Term Debt
11	<hr/>	Assessment Receipt Schedule

**Cypress Park Estates**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 233,581	\$ -	\$ -	\$ 233,581
Capital Projects Account	\$ -	\$ -	\$ 7,555	\$ 7,555
<b>Investments:</b>				
<u>Series 2020 A1</u>				
Reserve	\$ -	\$ 221,250	\$ -	\$ 221,250
Revenue	\$ -	\$ 5,341	\$ -	\$ 5,341
Interest	\$ -	\$ 144,384	\$ -	\$ 144,384
Construction	\$ -	\$ -	\$ 240	\$ 240
<u>Series 2020 A2</u>				
Reserve	\$ -	\$ 71,156	\$ -	\$ 71,156
Revenue	\$ -	\$ 1,735	\$ -	\$ 1,735
Construction	\$ -	\$ -	\$ 4	\$ 4
<u>Series 2022</u>				
Reserve	\$ -	\$ 511,731	\$ -	\$ 511,731
Revenue	\$ -	\$ 16,213	\$ -	\$ 16,213
Construction Phase 2	\$ -	\$ -	\$ 2,094	\$ 2,094
Construction Phase 3	\$ -	\$ -	\$ 462,684	\$ 462,684
Due from Developer	\$ -	\$ -	\$ 891,072	\$ 891,072
Due from General Fund	\$ -	\$ 7,428	\$ -	\$ 7,428
Prepaid Expenses	\$ 1,347	\$ -	\$ -	\$ 1,347
<b>Total Assets</b>	<b>\$ 234,928</b>	<b>\$ 979,240</b>	<b>\$ 1,363,649</b>	<b>\$ 2,577,816</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 7,404	\$ -	\$ -	\$ 7,404
Contracts Payable	\$ -	\$ -	\$ 891,072	\$ 891,072
Retainage Payable	\$ -	\$ -	\$ 6,428	\$ 6,428
Due to Debt Service	\$ 7,428	\$ -	\$ -	\$ 7,428
<b>Total Liabilities</b>	<b>\$ 14,832</b>	<b>\$ -</b>	<b>\$ 897,500</b>	<b>\$ 912,333</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 1,347	\$ -	\$ -	\$ 1,347
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 451,295	\$ -	\$ 451,295
Debt Service - Series 2022	\$ -	\$ 527,945	\$ -	\$ 527,945
Capital Projects - Series 2020	\$ -	\$ -	\$ 7,799	\$ 7,799
Capital Projects - Series 2022	\$ -	\$ -	\$ 458,349	\$ 458,349
Unassigned	\$ 218,749	\$ -	\$ -	\$ 218,749
<b>Total Fund Balances</b>	<b>\$ 220,096</b>	<b>\$ 979,240</b>	<b>\$ 466,148</b>	<b>\$ 1,665,484</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 234,928</b>	<b>\$ 979,240</b>	<b>\$ 1,363,649</b>	<b>\$ 2,577,816</b>

**Cypress Park Estates**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 337,451	\$ 337,451	\$ 339,278	\$ 1,827
Assessments - Direct Bill	\$ 13,811	\$ 13,811	\$ 13,811	\$ -
Developer Contributions	\$ 107,683	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 458,945</b>	<b>\$ 351,262</b>	<b>\$ 353,089</b>	<b>\$ 1,827</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 10,000	\$ 6,667	\$ 1,200	\$ 5,467
Engineer Fees	\$ 10,000	\$ 6,667	\$ 113	\$ 6,554
Attorney Fees	\$ 25,000	\$ 16,667	\$ 7,086	\$ 9,580
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination	\$ 8,000	\$ 4,000	\$ 4,000	\$ -
Arbitrage	\$ 1,800	\$ 900	\$ 900	\$ -
Trustee Fees	\$ 16,160	\$ 6,734	\$ 6,734	\$ -
Management Fees	\$ 37,853	\$ 25,235	\$ 25,235	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 500	\$ 333	\$ 717	\$ (384)
Insurance	\$ 5,822	\$ 5,822	\$ 5,988	\$ (166)
Copies	\$ 350	\$ 233	\$ 11	\$ 222
Legal Advertising	\$ 10,000	\$ 6,667	\$ 1,433	\$ 5,234
Other Current Charges	\$ 2,700	\$ 1,800	\$ 347	\$ 1,453
Office Supplies	\$ 350	\$ 233	\$ 15	\$ 218
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 142,710</b>	<b>\$ 89,133</b>	<b>\$ 60,954</b>	<b>\$ 28,179</b>

**Cypress Park Estates**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ 7,853	\$ (2,853)
Field Management	\$ 15,750	\$ 10,500	\$ 10,500	\$ -
Landscape Maintenance	\$ 80,000	\$ 53,333	\$ 26,940	\$ 26,393
Landscape Replacement	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Streetlights	\$ 16,764	\$ 11,176	\$ 10,080	\$ 1,096
Electric	\$ 6,600	\$ 4,400	\$ 5,171	\$ (771)
Water & Sewer	\$ 25,185	\$ 16,790	\$ 7,523	\$ 9,267
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 7,500	\$ 5,000	\$ 1,021	\$ 3,979
General Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 2,144	\$ 7,857
Contingency	\$ 7,500	\$ 5,000	\$ 3,544	\$ 1,456
<b>Subtotal Field Expenditures</b>	<b>\$ 196,799</b>	<b>\$ 132,866</b>	<b>\$ 74,775</b>	<b>\$ 58,091</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 12,540	\$ 8,360	\$ 11,471	\$ (3,111)
Amenity - Water	\$ 3,696	\$ 2,464	\$ 6,174	\$ (3,710)
Playground Lease	\$ 23,500	\$ 15,667	\$ 15,324	\$ 343
Internet	\$ 2,500	\$ 1,667	\$ 511	\$ 1,156
Pest Control	\$ 600	\$ 400	\$ 1,016	\$ (616)
Janitorial Service	\$ 6,600	\$ 4,400	\$ 5,600	\$ (1,200)
Amenity Access	\$ 34,000	\$ 22,667	\$ 3,333	\$ 19,333
Security Services	\$ 18,000	\$ 12,000	\$ 7,446	\$ 4,554
Pool Maintenance	\$ 5,000	\$ 3,333	\$ 12,530	\$ (9,197)
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 3,205	\$ 129
Contingency	\$ 3,000	\$ 2,000	\$ 2,082	\$ (82)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 114,436</b>	<b>\$ 76,291</b>	<b>\$ 68,692</b>	<b>\$ 7,599</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 311,235</b>	<b>\$ 209,157</b>	<b>\$ 143,467</b>	<b>\$ 65,690</b>
<b>Total Expenditures</b>	<b>\$ 453,945</b>	<b>\$ 298,290</b>	<b>\$ 204,421</b>	<b>\$ 93,869</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,000</b>	<b>\$ 52,972</b>	<b>\$ 148,668</b>	<b>\$ (92,041)</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (5,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (5,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 148,668</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 71,428</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 220,096</b>	



# 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 May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - A1	\$ 442,500	\$ 442,500	\$ 444,897	\$ 2,397
Assessments - A2	\$ 71,200	\$ 43,678	\$ 43,678	\$ -
Interest	\$ -	\$ -	\$ 14,324	\$ 14,324
<b>Total Revenues</b>	<b>\$ 513,700</b>	<b>\$ 486,178</b>	<b>\$ 502,900</b>	<b>\$ 16,722</b>
<b>Expenditures:</b>				
<b>Series 2020 A1</b>				
Interest - 11/1	\$ 144,384	\$ 144,384	\$ 144,384	\$ -
Principal - 5/1	\$ 155,000	\$ 155,000	\$ 155,000	\$ -
Interest - 5/1	\$ 144,384	\$ 144,384	\$ 144,384	\$ -
<b>Series 2020 A2</b>				
Interest - 11/1	\$ 23,678	\$ 23,678	\$ 23,678	\$ -
Principal - 5/1	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Interest - 5/1	\$ 23,678	\$ 23,678	\$ 23,678	\$ -
<b>Total Expenditures</b>	<b>\$ 511,125</b>	<b>\$ 511,125</b>	<b>\$ 511,125</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,575</b>	<b>\$ (24,947)</b>	<b>\$ (8,225)</b>	<b>\$ 16,722</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (221,250)	\$ (221,250)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (221,250)</b>	<b>\$ (221,250)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,575</b>		<b>\$ (229,475)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 174,292</b>		<b>\$ 680,770</b>	
<b>Fund Balance - Ending</b>	<b>\$ 176,867</b>		<b>\$ 451,295</b>	

# Cypress Park Estates

## Community Development District

### Debt Service Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments	\$ 511,731	\$ 316,044	\$ 316,044	\$ -
Interest	\$ -	\$ -	\$ 12,948	\$ 12,948
<b>Total Revenues</b>	<b>\$ 511,731</b>	<b>\$ 316,044</b>	<b>\$ 328,992</b>	<b>\$ 12,948</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/1	\$ 148,122	\$ 148,122	\$ 148,122	\$ -
Principal - 5/1	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
Interest - 5/1	\$ 196,044	\$ 196,044	\$ 196,044	\$ -
<b>Total Expenditures</b>	<b>\$ 464,166</b>	<b>\$ 464,166</b>	<b>\$ 464,166</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 47,565</b>	<b>\$ (148,122)</b>	<b>\$ (135,173)</b>	<b>\$ 12,948</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,641	\$ 1,641
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,641</b>	<b>\$ 1,641</b>
<b>Net Change in Fund Balance</b>	<b>\$ 47,565</b>		<b>\$ (133,532)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 148,346</b>		<b>\$ 661,477</b>	
<b>Fund Balance - Ending</b>	<b>\$ 195,912</b>		<b>\$ 527,945</b>	

**Cypress Park Estates**  
**Community Development District**  
**Capital Projects Fund Series 2020 A1 & A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 240	\$ 240
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240</b>	<b>\$ 240</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 221,251	\$ (221,251)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 221,251</b>	<b>\$ (221,251)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (221,010)</b>	<b>\$ 442,741</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 221,250	\$ 221,250
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 221,250</b>	<b>\$ 221,250</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,559</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,799</b>	

# Cypress Park Estates

## Community Development District

### Capital Projects Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted		Prorated Budget		Actual	
	Budget		Thru 05/31/23		Thru 05/31/23	Variance
<b>Revenues</b>						
Developer Contribution Phase 2	\$	-	\$	-	\$ 1,040,733	\$ 1,040,733
Interest	\$	-	\$	-	\$ 92,853	\$ 92,853
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 1,133,586</b>	<b>\$ 1,133,586</b>
<b>Expenditures:</b>						
Capital Outlay	\$	-	\$	-	\$ 7,249,822	\$ (7,249,822)
Capital Outlay - COI	\$	-	\$	-	\$ 5,900	\$ (5,900)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 7,255,722</b>	<b>\$ (7,255,722)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ (6,122,136)</b>	<b>\$ 8,387,666</b>
<b>Other Financing Sources/(Uses)</b>						
Transfer In/(Out)	\$	-	\$	-	\$ (1,641)	\$ (1,641)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ (1,641)</b>	<b>\$ (1,641)</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ (6,123,777)</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 6,582,126</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 458,349</b>	

**Cypress Park Estates**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ 5,786	\$ 196,970	\$ 81,033	\$ 14,706	\$ 2,983	\$ 32,134	\$ 5,665	\$ -	\$ -	\$ -	\$ -	\$ 339,278
Assessments - Direct	\$ -	\$ -	\$ 6,906	\$ -	\$ 3,453	\$ -	\$ -	\$ 3,453	\$ -	\$ -	\$ -	\$ -	\$ 13,811
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 5,786</b>	<b>\$ 203,876</b>	<b>\$ 81,033</b>	<b>\$ 18,159</b>	<b>\$ 2,983</b>	<b>\$ 32,134</b>	<b>\$ 9,118</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 353,089</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113
Attorney Fees	\$ 836	\$ 481	\$ 20	\$ 58	\$ 587	\$ 861	\$ 2,112	\$ 2,135	\$ -	\$ -	\$ -	\$ -	\$ 7,086
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Trustee Fees	\$ -	\$ -	\$ 6,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,734
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ 25,235
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 14	\$ 11	\$ 94	\$ 194	\$ 28	\$ 22	\$ 255	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 717
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 11
Legal Advertising	\$ 939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,433
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 74	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 347
Office Supplies	\$ 1	\$ 6	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 17,496</b>	<b>\$ 5,341</b>	<b>\$ 10,792</b>	<b>\$ 4,195</b>	<b>\$ 4,559</b>	<b>\$ 4,862</b>	<b>\$ 7,517</b>	<b>\$ 6,193</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,954</b>

**Cypress Park Estates**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 8,695	\$ -	\$ -	\$ -	\$ -	\$ -	(842)	\$ -	\$ -	\$ -	\$ -	\$ -	7,853
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	10,500
Landscape Maintenance	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ -	\$ -	\$ -	\$ -	26,940
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,247	\$ 1,247	\$ 1,247	\$ 1,247	\$ 1,271	\$ 1,271	\$ 1,271	\$ 1,281	\$ -	\$ -	\$ -	\$ -	10,080
Electric	\$ 165	\$ 292	\$ 345	\$ 362	\$ 2,786	\$ 417	\$ 389	\$ 414	\$ -	\$ -	\$ -	\$ -	5,171
Water & Sewer	\$ 733	\$ 1,204	\$ 664	\$ 614	\$ 671	\$ 573	\$ 681	\$ 2,382	\$ -	\$ -	\$ -	\$ -	7,523
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 377	\$ 231	\$ -	\$ 216	\$ -	\$ 93	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	1,021
General Repairs & Maintenance	\$ -	\$ 1,413	\$ -	\$ 303	\$ -	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	2,144
Contingency	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 3,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,544
<b>Subtotal Field Expenditures</b>	<b>\$ 15,896</b>	<b>\$ 9,065</b>	<b>\$ 7,436</b>	<b>\$ 7,422</b>	<b>\$ 9,407</b>	<b>\$ 10,079</b>	<b>\$ 6,711</b>	<b>\$ 8,757</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>74,775</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,304	\$ 1,144	\$ 1,269	\$ 1,503	\$ 1,615	\$ 1,702	\$ 1,452	\$ 1,482	\$ -	\$ -	\$ -	\$ -	11,471
Amenity - Water	\$ 582	\$ 1,256	\$ 805	\$ 831	\$ 861	\$ 835	\$ 1,004	\$ -	\$ -	\$ -	\$ -	\$ -	6,174
Playground Lease	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ -	\$ -	\$ -	\$ -	15,324
Internet	\$ -	\$ 146	\$ -	\$ 146	\$ -	\$ 73	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ -	511
Pest Control	\$ 736	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	1,016
Janitorial Service	\$ 625	\$ 625	\$ 625	\$ 675	\$ 725	\$ 775	\$ 775	\$ 775	\$ -	\$ -	\$ -	\$ -	5,600
Amenity Access	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	3,333
Security Services	\$ 1,523	\$ -	\$ -	\$ -	\$ 1,505	\$ 2,734	\$ -	\$ 1,684	\$ -	\$ -	\$ -	\$ -	7,446
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,780	\$ -	\$ -	\$ -	\$ -	12,530
Amenity Repairs & Maintenance	\$ 873	\$ -	\$ -	\$ 303	\$ 275	\$ 1,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,205
Contingency	\$ -	\$ -	\$ 150	\$ 1,332	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	2,082
<b>Subtotal Amenity Expenditures</b>	<b>\$ 9,725</b>	<b>\$ 7,044</b>	<b>\$ 6,721</b>	<b>\$ 8,662</b>	<b>\$ 9,002</b>	<b>\$ 11,895</b>	<b>\$ 7,326</b>	<b>\$ 8,316</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>68,692</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 25,621</b>	<b>\$ 16,109</b>	<b>\$ 14,158</b>	<b>\$ 16,084</b>	<b>\$ 18,410</b>	<b>\$ 21,974</b>	<b>\$ 14,037</b>	<b>\$ 17,074</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>143,467</b>
<b>Total Expenditures</b>	<b>\$ 43,117</b>	<b>\$ 21,450</b>	<b>\$ 24,950</b>	<b>\$ 20,279</b>	<b>\$ 22,968</b>	<b>\$ 26,836</b>	<b>\$ 21,554</b>	<b>\$ 23,267</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>204,421</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (43,117)</b>	<b>\$ (15,665)</b>	<b>\$ 178,926</b>	<b>\$ 60,754</b>	<b>\$ (4,810)</b>	<b>\$ (23,852)</b>	<b>\$ 10,580</b>	<b>\$ (14,149)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>148,668</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (43,117)</b>	<b>\$ (15,665)</b>	<b>\$ 178,926</b>	<b>\$ 60,754</b>	<b>\$ (4,810)</b>	<b>\$ (23,852)</b>	<b>\$ 10,580</b>	<b>\$ (14,149)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>148,668</b>

**Cypress Park Estate**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2020-A1, Special Assessment Revenue Bonds</b>		
Interest Rate:	2.625%, 3.250%, 3.875%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$221,250	
Reserve Fund Balance	\$221,250	
Bonds Outstanding - 11/12/2020		\$7,770,000
Less: Principal Payment - 5/1/22		(\$150,000)
Less: Principal Payment - 5/1/23		(\$155,000)
<b>Current Bonds Outstanding</b>		<b>\$7,465,000</b>

<b>Series 2020-A2, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.000%, 4.125%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$71,156	
Reserve Fund Balance	\$71,156	
Bonds Outstanding - 11/12/2020		\$1,185,000
Less: Principal Payment - 5/1/22		(\$20,000)
Less: Principal Payment - 5/1/23		(\$20,000)
<b>Current Bonds Outstanding</b>		<b>\$1,145,000</b>

<b>Series 2022, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.375%, 4.750%, 5.000%, 5.125%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$511,731	
Reserve Fund Balance	\$511,731	
Bonds Outstanding - 06/15/2022		\$7,865,000
Less: Principal Payment - 5/1/23		(\$120,000)
<b>Current Bonds Outstanding</b>		<b>\$7,745,000</b>

**CYPRESS PARK ESTATES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments \$ 362,850.00 \$ 475,807.86 \$ 838,657.86  
 Net Assessments \$ 337,450.50 \$ 442,501.31 \$ 779,951.81

**ON ROLL ASSESSMENTS**

43.27%                      56.73%                      100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	2020 AA1 Debt		
							General Fund	Service	Total
11/21/22	11/1-11/6/22	\$7,107.27	(\$284.28)	(\$136.46)	\$0.00	\$6,686.53	\$2,892.96	\$3,793.57	\$6,686.53
11/25/22	11/7-11/13/22	\$7,107.27	(\$284.28)	(\$136.46)	\$0.00	\$6,686.53	\$2,892.96	\$3,793.57	\$6,686.53
12/12/22	11/14/22-11/23/22	\$196,634.47	(\$7,865.08)	(\$3,775.39)	\$0.00	\$184,994.00	\$80,038.69	\$104,955.31	\$184,994.00
12/21/22	11/24/22-11/30/22	\$163,467.21	(\$6,538.44)	(\$3,138.58)	\$0.00	\$153,790.19	\$66,538.18	\$87,252.01	\$153,790.19
12/23/22	12/1/22-12/15/22	\$132,669.04	(\$5,259.16)	(\$2,548.20)	\$0.00	\$124,861.68	\$54,022.10	\$70,839.58	\$124,861.68
12/31/22	1% ADJ	(\$8,386.58)	\$0.00	\$0.00	\$0.00	(\$8,386.58)	(\$3,628.50)	(\$4,758.08)	(\$8,386.58)
01/13/23	12/16/22-12/31/22	\$199,003.56	(\$7,888.74)	(\$3,822.30)	\$0.00	\$187,292.52	\$81,033.15	\$106,259.37	\$187,292.52
02/16/23	1/1/23-1/31/23	\$35,536.35	(\$852.69)	(\$693.67)	\$0.00	\$33,989.99	\$14,705.96	\$19,284.03	\$33,989.99
03/17/23	2/1/23-2/28/23	\$7,107.27	(\$71.04)	(\$140.72)	\$0.00	\$6,895.51	\$2,983.38	\$3,912.13	\$6,895.51
04/11/23	3/1/23-3/31/23	\$75,810.88	(\$23.68)	(\$1,515.74)	\$0.00	\$74,271.46	\$32,133.96	\$42,137.50	\$74,271.46
05/11/23	4/1-4/30/23	\$11,987.57	(\$239.75)	\$0.00	\$0.00	\$11,747.82	\$5,082.76	\$6,665.06	\$11,747.82
05/24/23	03/31/23	\$0.00	\$0.00	\$0.00	\$1,345.56	\$1,345.56	\$582.16	\$763.40	\$1,345.56
<b>TOTAL</b>		<b>\$ 828,044.31</b>	<b>\$ (29,307.14)</b>	<b>\$ (15,907.52)</b>	<b>\$ 1,345.56</b>	<b>\$ 784,175.21</b>	<b>\$ 339,277.76</b>	<b>\$ 444,897.45</b>	<b>\$ 784,175.21</b>

<b>101%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

ERPC East Johnson LLC							
2023-01	Area 1 & 2		Net Assessments	\$590,229.76	\$13,811.00	\$66,956.26	\$509,462.50
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2020 AA2 Debt Service Fund	Series 2022 Debt Service Fund
12/6/22	12/1/22	5015	\$6,905.50	\$6,905.50	\$6,905.50		
2/2/23	2/1/23	5025	\$3,452.75	\$3,452.75	\$3,452.75		
3/30/23	4/1/23	5031	\$359,721.88	\$359,721.88		\$43,678.13	\$316,043.75
5/16/23	5/1/23	5044	\$3,452.75		\$3,452.75		
	10/1/23		\$216,696.88				
			<b>\$ 590,229.76</b>	<b>\$ 370,080.13</b>	<b>\$ 13,811.00</b>	<b>\$ 43,678.13</b>	<b>\$ 316,043.75</b>



# SECTION 3



5658 Lucerne Park Road  
 Winter Haven, FL 33881  
 Phone: 863-299-2262  
 Fax: 863-294-1007  
 www.tuckerpaving.com

<b>To:</b> Gadd & Associates, LLC	<b>Contact:</b> Rodney Gadd
<b>Address:</b> 1925 US Highway 98 South, Suite 201 Lakeland, FL 33801	<b>Phone:</b> 863-940-9979
<b>Project Name:</b> CYPRESS PARK ESTATES PHASE 3 - COR#010	<b>Bid Number:</b> 22-492
<b>Project Location:</b> Baker Dairy Road, Haines City, FL	<b>Bid Date:</b> 6/9/2023
<b>Addendum #:</b> COR#010	

The cost associated with this pricing is DUKE layout.

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
------------------	--------------------	------	------------	-------------

**GENERAL CONDITIONS**

Construction Layout	1.00	LS	\$5,462.50	\$5,462.50
---------------------	------	----	------------	------------

**Total Price for above GENERAL CONDITIONS Items:** \$5,462.50

**Total Bid Price:** \$5,462.50

**Notes:**

- **\*\*\* ALL BASE BID CLARIFICATIONS, NOTES, AND EXCLUSIONS APPLY.**

<p><b>ACCEPTED:</b>          The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> Cypress Park Estates GDD</p> <p><b>Signature:</b>  as Vice Chair</p> <p><b>Date of Acceptance:</b> 06/20/2023</p>	<p><b>CONFIRMED:</b>          Tucker Paving, Inc.</p> <p><b>Authorized Signature:</b> </p> <p><b>Estimator:</b> Kyle Allen          863-299-2262 kallen@tuckerpaving.com</p>
--	---

# SECTION 4



April 21, 2023

Samantha Hoxie – Recording Secretary  
Cypress Park Estates CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Cypress Park Estates Community Development District Registered Voters**

Dear Ms. Hoxie,

In response to your request, there are currently no voters within the Cypress Park Estates Community Development District as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive style with a loop at the end of the last name.

Lori Edwards  
Supervisor of Elections  
Polk County, Florida