

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

***Adopted Budget***  
***FY 2024***



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

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Adopted Budget FY2024
<b>Revenues</b>					
Assessments - On Roll	\$ 337,451	\$ 339,278	\$ -	\$ 339,278	\$ 597,550
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>\$ 597,550</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**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Adopted 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	\$ 33,571
<b>Total Other Expenditures</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 33,571</b>
<b>Total Expenditures</b>	<b>\$ 458,945</b>	<b>\$ 204,421</b>	<b>\$ 132,079</b>	<b>\$ 336,500</b>	<b>\$ 597,550</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 148,668</b>	<b>\$ (132,079)</b>	<b>\$ 16,588</b>	<b>\$ -</b>

Net Assessments	\$597,550
Add: Discounts & Collections 7%	\$44,977
Gross Assessments	<u>\$642,527</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	354.00	354	1.00	\$300,900	\$850	\$914
Phase 2	178.00	178	1.00	\$151,300	\$850	\$914
Phase 3	171.00	171	1.00	\$145,350	\$850	\$914
	<b>703.00</b>	<b>703</b>		<b>\$597,550</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.

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## **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

### Adopted 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	Adopted 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

### Adopted 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	Adopted 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

### Adopted Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Adopted 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

### Adopted Budget Capital Reserve Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Adopted 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>