

*Cypress Park Estates
Community Development District*

Meeting Agenda

October 24, 2023

AGENDA

Cypress Park Estates

Community Development District

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

October 17, 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, October 24, 2023 at 10:30 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 (¹Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at jburns@gmscfl.com)
3. Approval of Minutes of the July 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 (*tabled from July 25, 2023 Board Meeting*)
 - A. Map Depicting Parking on ODD Side of Street Only
 - B. Map Depicting Parking on EVEN Side of Street Only
 - C. Map Depicting NO Parking at Anytime, EXCEPT Where Indicated by Signage
 - i. Proposal from GMS for Signage Installation
5. Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds
6. Consideration of Engagement Letter for Fiscal Year 2023 Audit Services from Grau & Associates
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Landscape Services for Phases 2 and 3 from Prince and Sons, Inc.
 - ii. Consideration of Landscape Contract for City Stretch (*for discussion if needed*) (*to be provided under separate cover*)
 - iii. Consideration of Estimate for Playground Shade from ProPlaygrounds
 - iv. Consideration of Renewal of Pool Maintenance Contract with Resort Pools

¹ Comments will be limited to three (3) minutes

- v. Consideration of Renewal of Janitorial Maintenance Contract with CSS (*to be provided under separate cover*)
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Updated Voter Numbers—244
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. 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, July 25, 2023** at 11:04 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Scott Shapiro	Chairman
McKinzie Terrill	Vice Chairman
Steve Rosser	Assistant Secretary
Hyzens Marc	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Grace Kobitter	District Counsel, KVW Law
Marshall Tindall	Field Manager, GMS
Rodney Gadd <i>via Zoom</i>	District Engineer, Gadd Engineering

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that this was the portion of the meeting where if any members of the public have any comments on any agenda items listed, now would be the time to make those comments. She stated that they also had a separate public hearing on the adoption of the budget and a public hearing on imposing the operations and maintenance assessments. She also stated that there was a public comment portion at the end of the meeting for any agenda items that they don't see listed. Hearing no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the April 25,
2023 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the April 25, 2023 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Shapiro, seconded by Mr. Marc, with all in favor, the Minutes of the April 25, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05
Setting a Public Hearing on the Adoption
of Parking and Towing Policies for the
District**

Ms. Burns presented Resolution 2023-05 to the Board. After Board discussion, it was decided to table this item for a future meeting. Ms. Burns asked Mr. Tindall to do the review for the signs. She noted that they could develop a map and bring it back to the Board.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Ms. Burns stated that this public hearing was advertised in the paper.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated asked for any public comments on the budget. A member of the public joining via Zoom, Eric Hoyt, didn't have a comment on the budget, but had a comment on the roadways. Mr. Hoyt stated that the parking situation where the construction vehicles were was not a big deal. He explained that it was one roadway area, and he didn't think it would be an issue. He noted that the other parking situation was people parking their cars on the side of the road in excess, but it didn't impede anyone, it was just visually unappealing. Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Shapiro, seconded by Mr. Marc, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-06 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns reviewed Resolution 2023-06 to the Board. She noted a change to this budget that she suggested they make. She explained that Mr. Shapiro reviewed a few versions to present to the Board, and this version had a reduction for the Phase 1 residents, so the assessments in Phase One would go down this year. She noted that the one change she would suggest was on the Capital Reserve Transfer, which shows zero. She suggested that they add a reserve transfer of \$33,571 to this budget, which will give them some flexibility. She explained that when they looked at the numbers and realized their builder caps were \$850 net, not gross. She further explained that they had a little bit more compacity here because this was at \$802 net, and they could add some of that reserve transfer back in and still be under those caps and still not need a contribution. She added that the gross amount would be \$913. She stated that it would be \$850 net and \$913 gross. The current year budget for Phase 1 platted lots was \$953 net and \$1,025 gross, so the residents would get a \$100 reduction for Phase 1.

Ms. Burns explained that the admin portion of the budget went down from the current year. She noted that in the field expenses they increased in landscaping, streetlights, and utilities to account for the new phase coming online. She stated that they added a line item for street tree replacement, \$10,000. She explained that they had an issue with Haines City sending code enforcement letters to the CDD, even though the trees between the sidewalk and the curb was the residents' responsibility to maintain. She further explained that their attorneys were working with the city to try to educate them and help get the CDD not involved in this because it was more of an HOA and resident issue. She stated that in other communities they had to go in and do it ultimately because they have taken the stance that it was the CDD responsibility if residents did not replace them. She noted that the problem was because they don't control the irrigation, their staff had to review them, they had to put water bags on them, and they had to have people out there every week. She added that it was not an easy process nor was it an inexpensive process. She pointed out that the HOA there had been good and sent out letters immediately to the residents notifying them that it was their responsibility to replace them, and they had 30-days to do so. Mr. Tindall spoke to the code enforcement officer and got them to give an extension. She also stated that the problem was that the HOA had to give the resident 30-days to cure the issue, which would be August 25th.

Ms. Burns stated that the only other increases that they would see here were mostly to the amenity items and that was because they were prorated for the current year because the amenity opened part way through the year and now, they are budgeting for a full year. She noted that the net difference was all the Phase One lots would get about \$103 reduction in their O&M assessment for the current year and there is no developer contribution listed on the budget.

On MOTION by Mr. Shapiro, seconded by Mr. Marc, with all in favor, Resolution 2023-06 Adopting the District's Fiscal Year 2024 Budget, Adding the Capital Reserve Transfer of \$33,571, Updating the Net and Gross Figures for the Per Lot resulting in \$850 net per lot and Appropriating Funds, was approved as amended.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns presented the public hearing on the imposition of the operations and maintenance special assessments.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that this public hearing was advertised in the paper and a mailed notice was sent to landowners for Phases Two and Three. She pointed out that they didn't have to send mailed noticed to Phase One because they were not getting an increase to their O&M assessments. She explained that with this, they were imposing the assessment based on the budget that the Board just adopted and certifying their assessment roll for collection. She noted that they would take any public comments on certifying the assessment roll for collection. Hearing no comments, Ms. Burns asked to close the public hearing.

On MOTION by Mr. Rosser, seconded by Mr. Marc, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that this resolution was included in the agenda package for review. She noted that they would update this figure to the new gross amount listed, \$913. She also noted that

for the O&M, they could see the debt assessments that were previously levied listed as well. She stated that she would be happy to answer any questions.

On MOTION by Mr. Rosser, seconded by Mr. Marc, with all in favor, Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved as amended.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024

Ms. Burns presented Resolution 2023-08 to the Board. She stated that the date and location was the same as the current schedule, but they proposed moving the time 30 minutes to 10:30 a.m. because they were expecting more resident input now that they have residents, the amenity is open and Mr. Shapiro, Ms. Kobitter, and Ms. Burns have a meeting after this meeting. The Board agreed to move the time to 10:30 a.m. and for the date and location to stay the same. She pointed out that this schedule would start in October.

On MOTION by Mr. Rosser, seconded by Mr. Marc, with all in favor, Resolution 2023-08 Designation of a Regular Monthly Meeting for Fiscal Year 2024 to 10:30 a.m. on the Fourth Tuesday of Each Month, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-09 Appointing an Assistant Treasurer

Ms. Burns stated that this resolution would appoint Darrin Mossing as an Assistant Treasurer of the District.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, Resolution 2023-09 Appointing Darrin Mossing as an Assistant Treasurer, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Ms. Burns stated that the report to management started on page 29. She explained that the District was required to get an annual audit and it was considered a clean audit with no findings

and no instances of non-compliance. She added that they did not meet any of the conditions for financial emergency. She pointed out that it was submitted to the state by the June 30 deadline. She noted that since it was an independent audit, they were looking for the Board to accept that audit report.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Fiscal Year 2022 Audit Report, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memo Regarding Ethics Training for Elected Officials

Ms. Kobitter stated that there was a memo in the agenda package from her office that summarizes the new requirement that came out of this past legislative session that requires Supervisors to have four hours of ethics training annually beginning in January of 2024. She explained that the Florida Commission on Ethics provided courses that were both free and for a charge. She noted that her office was putting together a training that will help Boards meet this requirement and it could be done as a workshop or in conjunction with a Board meeting.

B. Engineer

i. Acceptance of Annual District Engineering Report

Mr. Gadd stated that they submitted the 2023 District Engineer’s report. He noted that he was available for questions. Ms. Burns noted that the District Engineer’s report was included in the agenda package for review.

On MOTION by Mr. Terrill seconded by Mr. Marc, with all in favor, Accepting the Annual District Engineering Report, was approved.

C. Field Manager’s Report

i. Presentation of Conveyance Report for District Tree Replacement

Mr. Tindall presented the Field Manager’s report starting on page 123 of the agenda package. He noted that the amenity overall did well. He noted some minor issues at the amenity that needed adjustments including pavers by the pool that were leveled, rear gate was adjusted, and the monthly playground review was completed. He reviewed the landscaping portion of his report stating that the mowing and landscaping did well. He explained that to make sure the

community stays up and running in a clean attractive state, they went ahead and approved some landscaping items that were within budget. He reviewed the site items and general maintenance portion of his report stating that there were some spills in the street that were cleaned up and pressure washed. He noted that the fountain that was an issue and was asked to be investigated was reviewed by AllSeasons and the vendor found no issues with the original design, but the fountain was not at the requested three feet. He explained that he was able to get a jet to approximately three feet, but it popped one of the lines which would be fixed. Once that is done, the jet will be more attractive. He stated that the playgrounds in Phases Two and Three were installed. He explained that they were coordinating the bike rack, which was lacking a pad at time of the install. He pointed out that the review of the trees started on page 130 of the agenda package for the Boards review. He noted that the two playgrounds have a garbage can each and they would probably start janitorial on a temporary basis with once a week and then move up to twice a week. He stated that it would be \$35 per can for once a week empties per month and \$50 per can for twice a week empties per month. He explained that for both playgrounds per month it would be \$70 per month for once a week empties and \$100 for twice a week empties.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register from April through July totaling \$1,655,146.27.

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

ii. Balance Sheet and Income Statement

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

iii. Ratification of Change Order Request #10 from 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. Terrill, second by Mr. Marc, with all in favor, Change Orders Request #10 for Tucker Paving, were ratified.

iv. Presentation of Number of Registered Voters – 0

Ms. Burns presented the number of registered voters to the Board but stated that she was going to reverify the number of zero registered voters with the Supervisor of Elections because it was odd with the number of people living in the community. She explained that they were required to determine the number of registered voters within the District as of April 15 of each year to track the turnover threshold. She pointed out that they had not hit the six years threshold yet.

TENTH ORDER OF BUSINESS**Other Business**

Ms. Burns opened the public comment period. Mr. Eric Hoyt stated that there were a couple of things as a homeowner in the area that he had questions on. He explained that earlier in the meeting someone was questioning their seat and he spoke with Ms. Burns about being a member of the Board as a resident in the community. He asked that if someone were to resign before the timeframe of the six years, would they, as a resident, be able to be selected to fill that seat on the Board or would it be automatically appointed by the CDD. He also asked if the next meeting could be an approval of putting canopies over the playgrounds because it was extremely hot in Florida. He added that it almost burns their skin walking up and sliding down the slides. He pointed out that there was a canopy over the single bench, but nothing over the units. He stated that other residents he met in the common areas requested and thought it was a good idea as well. He suggested that instead of three playgrounds in the community to do something to help their teenage residents do something such as a basketball court in lieu of the playground or in place of the soccer field. He didn't know if this would be an option and he knew it would require a fence, security camera, and gate access. He also pointed out that it may come at an additional cost for their CDD fees to go up but would be good to have a safe place for their teenagers to hang out rather than crowding the toddler area and the pool. He also commented on the fire ant problem stating that he knew they were paying for landscaping services and maintenance, but there were fire ants everywhere in the pool area and at the park. He suggested getting an extra spray or something to help stop the rampant growth of the fire ants.

Ms. Burns addressed Mr. Hoyt's questions and comments starting with his question on a resident being on the Board. She explained that if one of the Board members were to resign at this meeting, the four remaining Board members were able to appoint someone and the only

requirements would be that they are 18, a citizen of the United States of America and a resident of the State of Florida. She addressed his question about the canopy over the playground stating that they could bring a quote back to the next meeting, if the Board wanted to consider that. She added that she didn't think that it was in the budget for the current year. The Board decided to think about this suggestion. Ms. Burns responded to Mr. Hoyt's question regarding the basketball court stating that all the amenities for the community were generally planned and designated well before all the residents show up and what was built was what was planned and marketed to builders and residents. She further explained that once residents take over the Board and if that was something they wanted to budget and pay for to add a basketball court, then it would definitely be something that they could look at to see if it would be possible. She pointed out that under the current development stage, there was nothing like that budgeted for or planned. Ms. Burns addressed the residents concern regarding the fire ants stating that fire ant treatment was not part of the general scope, but they could look at it. Mr. Tindall explained that there was an approval in April for a turf treatment that was done at the amenity area to reduce thistles once a month for six months. He noted that he would follow up and find out if that treatment is not working, but they would get it taken care of.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Terrill, seconded by Mr. Marc, 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 10:30 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 24th day of October 2023.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

● Cypress Park Estates Phases 1-3

● Phase 1

● Main Entrance to district (x4)

● Signs to isolate phase 1 streets (x6)

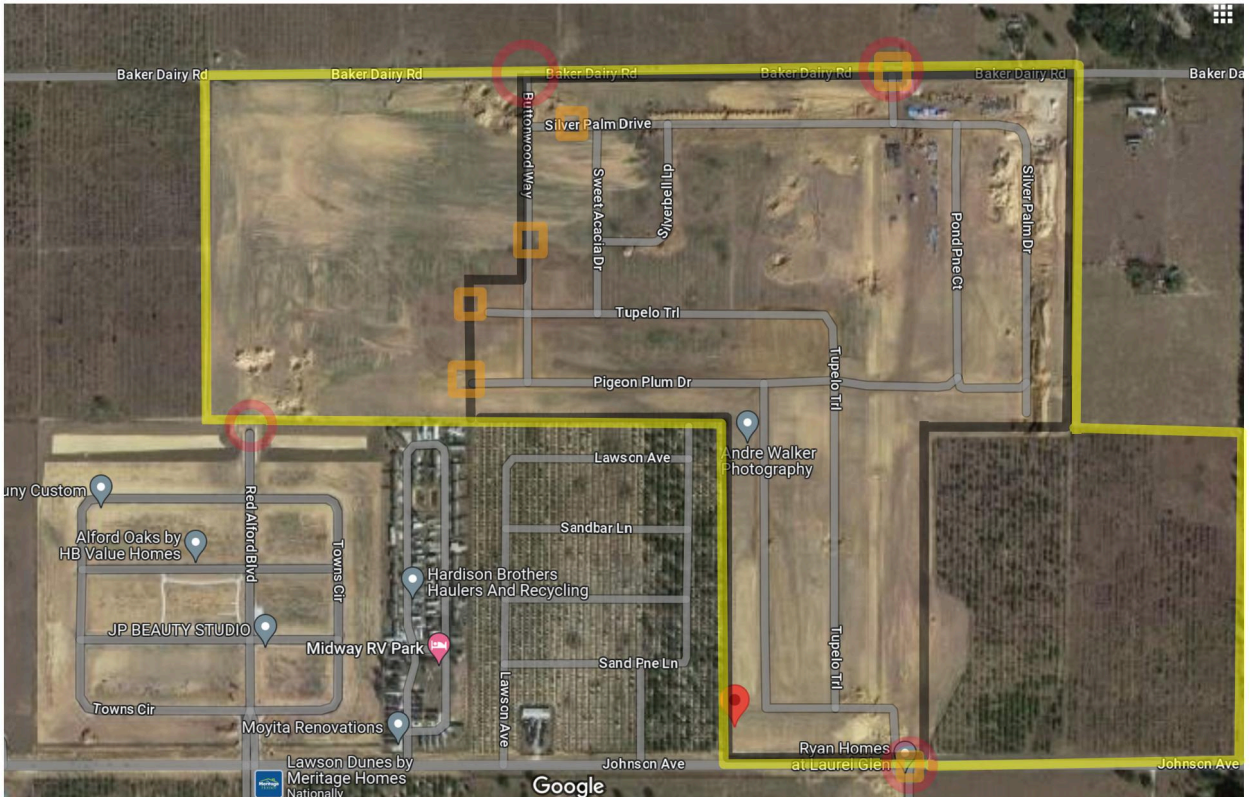


Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

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

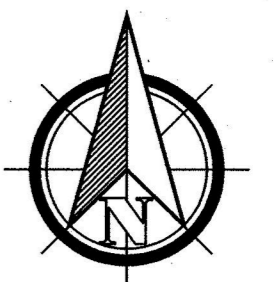
[Insert Map]

SECTION A

CYPRESS PARK ESTATES PHASE 1

A PLAT IN THE SOUTHEAST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF HAINES CITY, POLK COUNTY, FLORIDA

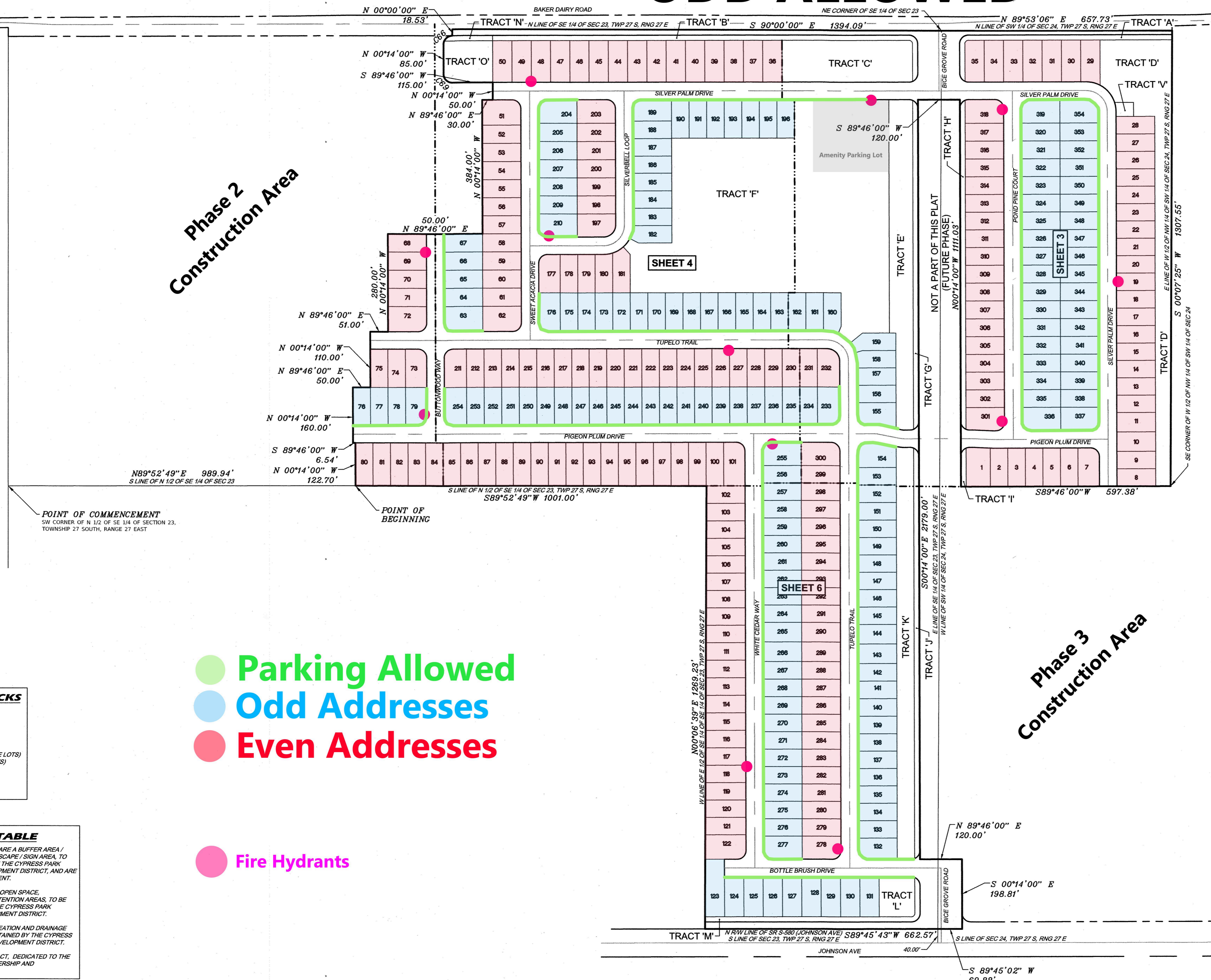
ODD ALLOWED



Scale: 1" = 150'

NOTES AND LEGEND

- = FCM - FOUND 4" X 4" CONCRETE MONUMENT AND CAP
- = FIR - FOUND IRON ROD AS NOTED
- = FPKD - FOUND PK NAIL & DISK "PCP-LB-8128" - UNLESS OTHERWISE NOTED
- ⊙ = PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP-LB-8128" - UNLESS OTHERWISE NOTED
- = PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM-LB-8128"
- & = AND
- ε = CENTERLINE
- ± = MORE OR LESS / PLUS OR MINUS
- (NR) = NON-RADIAL
- (RAD) = RADIAL
- Δ = CENTRAL ANGLE (DELTA)
- No./# = NUMBER
- CV = CURVE - SEE CURVE DATA
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- L = ARC LENGTH
- LI = LINE - SEE LINE DATA
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- MB = MAP BOOK
- O.R. = OFFICIAL RECORDS
- P.K. = PARKER KALON NAIL
- PB = PLAT BOOK
- PG = PAGE
- PGS = PAGES
- R = RADIUS
- R/W = RIGHT-OF-WAY
- T = TANGENT LENGTH



Phase 2 Construction Area

Phase 3 Construction Area

- Parking Allowed
- Odd Addresses
- Even Addresses

● Fire Hydrants

TYPICAL SETBACKS

- FRONT - 15'
- GARAGE - 20'
- REAR - 10'
- SIDE - 6' (FOR 55' & 55' WIDE LOTS)
5' (FOR 50' WIDE LOTS)
- FRONT SIDE - 15'
- ACCESSORY - 5'

TRACT USAGE TABLE

- TRACTS A, B, G, H, I, J, M AND N ARE A BUFFER AREA / OPEN SPACE, AND WALL / LANDSCAPE / SIGN AREA, TO BE OWNED AND MAINTAINED BY THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT, AND ARE ALSO A PUBLIC UTILITY EASEMENT.
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KEY MAP
(SCALE 1"=150')

SEE SHEETS 3 THROUGH 6 FOR LOT, TRACT, EASEMENT AND CENTERLINE DETAILS

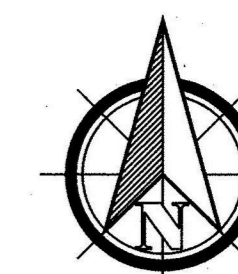
Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

SECTION B

CYPRESS PARK ESTATES PHASE 1

A PLAT IN THE SOUTHEAST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF HAINES CITY, POLK COUNTY, FLORIDA

EVEN ALLOWED



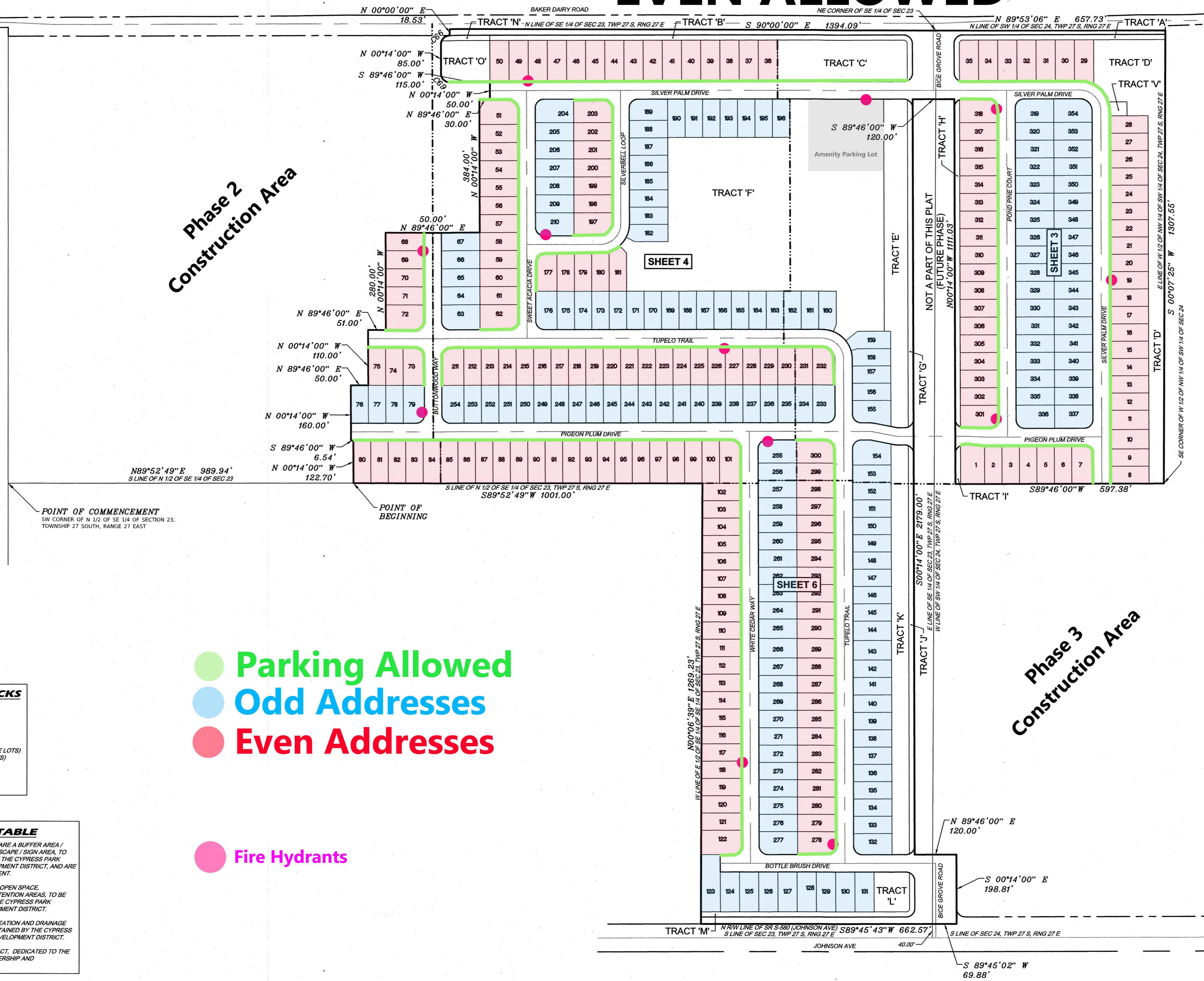
Scale: 1" = 150'

NOTES AND LEGEND

- = FCM - FOUND 4" X 4" CONCRETE MONUMENT AND CAP
PRM-LB-8126" - UNLESS OTHERWISE NOTED
- = FIR - FOUND IRON ROD AS NOTED
- = FPKD - FOUND PK NAIL & DISK "PCP-LB-8126"
- UNLESS OTHERWISE NOTED
- ⊙ = PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
"PCP-LB-8126" - UNLESS OTHERWISE NOTED
- = PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"
CONCRETE MONUMENT AND CAP "PRM-LB-8126"
- & = AND
- ε = CENTERLINE
- ± = MORE OR LESS / PLUS OR MINUS
- (NR) = NON-RADIAL
- (RAD) = RADIAL
- D/A = CENTRAL ANGLE (DELTA)
- No./# = NUMBER
- CT = CURVE - SEE CURVE DATA
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- L = ARC LENGTH
- LI = LINE - SEE LINE DATA
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- MB = MAP BOOK
- O.R. = OFFICIAL RECORDS
- P.K. = PARKER KALON NAIL
- PB = PLAT BOOK
- PG = PAGE
- PGS = PAGES
- R = RADIUS
- R/W = RIGHT-OF-WAY
- T = TANGENT LENGTH

Phase 2
Construction Area

Phase 3
Construction Area



TYPICAL SETBACKS

- FRONT - 15'
- GARAGE - 20'
- REAR - 10'
- SIDE - 6' (FOR 55' & 55' WIDE LOTS)
5' (FOR 50' WIDE LOTS)
- FRONT SIDE - 15'
- ACCESSORY - 5'

TRACT USAGE TABLE

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- Parking Allowed
- Odd Addresses
- Even Addresses

● Fire Hydrants

KEY MAP

(SCALE 1"=150')

SEE SHEETS 3 THROUGH 6 FOR LOT, TRACT, EASEMENT AND CENTERLINE DETAILS



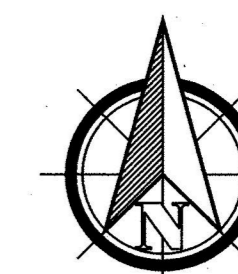
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

SECTION C

CYPRESS PARK ESTATES PHASE 1

A PLAT IN THE SOUTHEAST ¼ OF SECTION 23 AND THE SOUTHWEST ¼ OF SECTION 24, ALL IN TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF HAINES CITY, POLK COUNTY, FLORIDA

Custom



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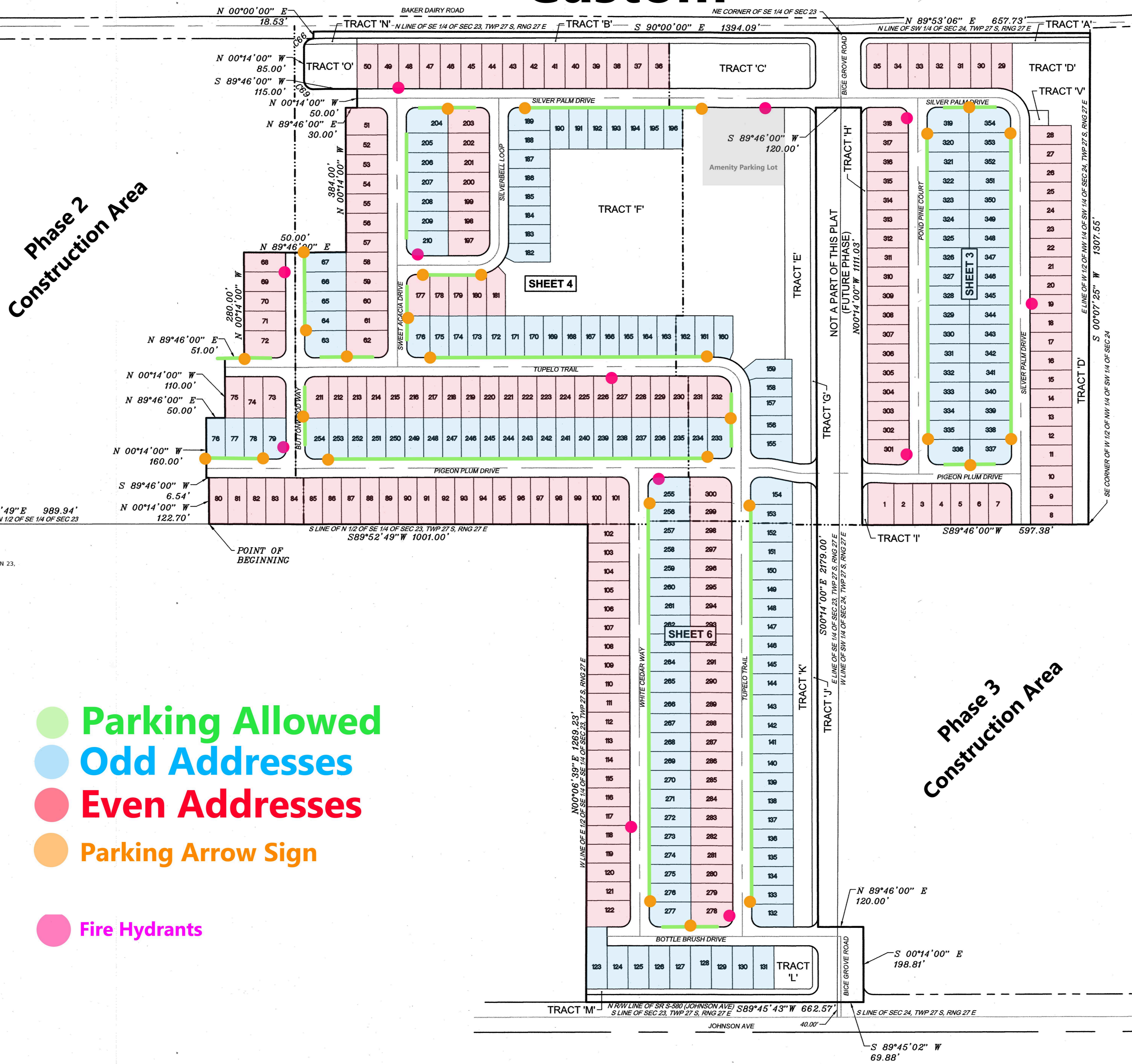
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- Parking Allowed
- Odd Addresses
- Even Addresses
- Parking Arrow Sign
- Fire Hydrants

SEE SHEETS 3 THROUGH 6 FOR LOT, TRACT, EASEMENT AND CENTERLINE DETAILS

PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
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SECTION 1

Proposal #307

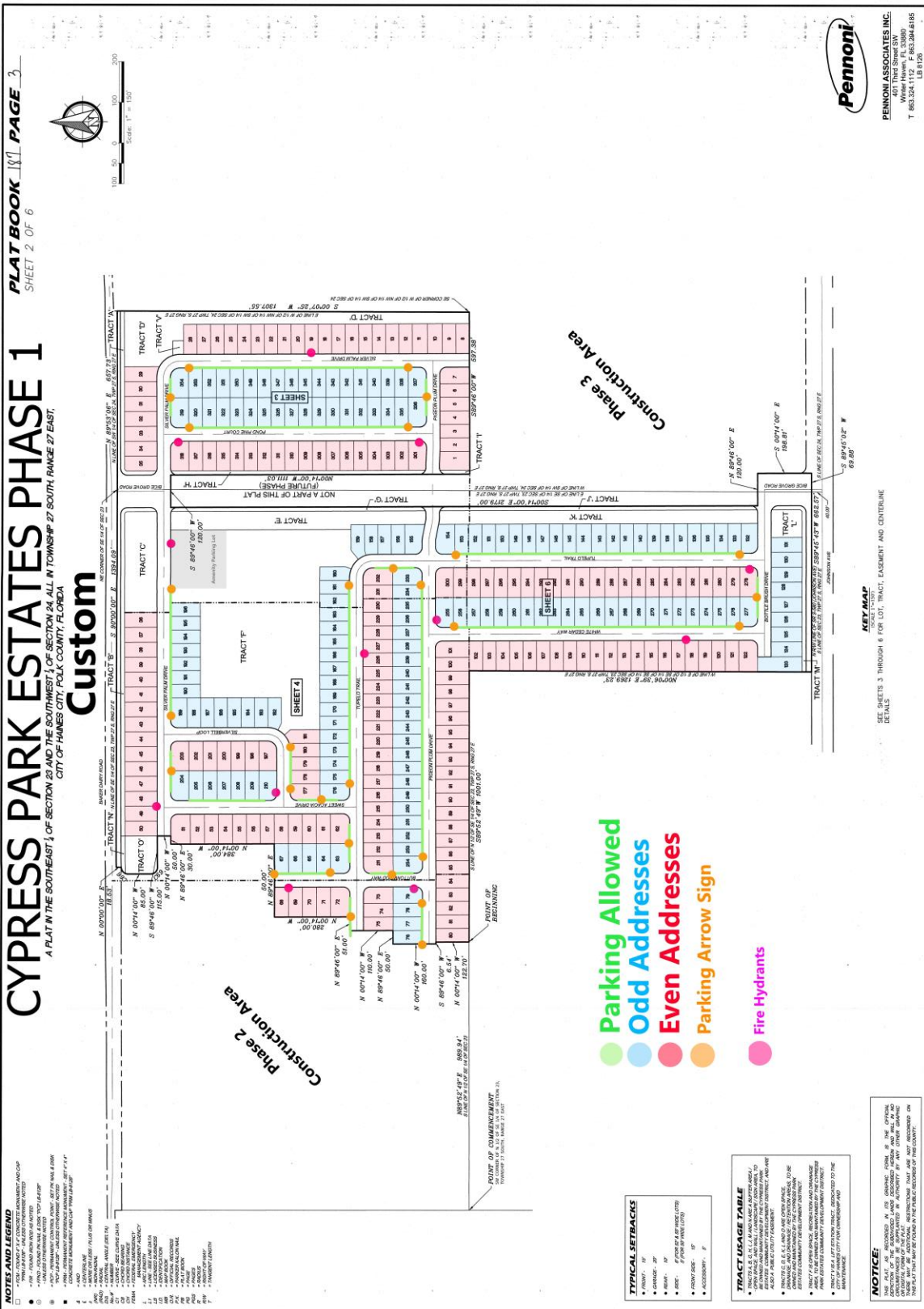


Governmental Management Services

Maintenance
Services

Bill To/District: Cypress Park Estates CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>Cypress Park Estates CDD – Custom Parking Plan Signs</u>	
<ul style="list-style-type: none">- Proposal is for delivery and installation of the following:- Qty_ 29 Parking Allowed arrow signs.- Qty_x6'Tow Policy' signs.	

Qty	Description	Unit Price	Line Total
	Labor		\$1,900.00
	Mobilization		\$195.00
	Equipment		\$225.00
	Materials		\$4,078.15
Total Due:			\$6,398.15



SECTION V

REBATE REPORT

\$7,865,000

Cypress Park Estates Community Development District

(City of Haines City, Florida)

**Special Assessment Bonds, Series 2022
(Series 2022 Project)**

**Dated: June 15, 2022
Delivered: June 15, 2022**

**Rebate Report to the Computation Date
June 15, 2027
Reflecting Activity To
June 30, 2023**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

September 5, 2023

Cypress Park Estates Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Re: \$7,865,000 Cypress Park Estates Community Development District (City of Haines City, Florida),
Special Assessment Bonds, Series 2022 (Series 2022 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Cypress Park Estates Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of June 30, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2027 Computation Date
Reflecting Activity from June 15, 2022 through June 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 2	2.362157%	\$38,859.01	\$ (55,188.76)
Acquisition & Construction Fund - Phase 3	1.039444%	7,324.00	(35,692.55)
Capitalized Interest Fund	1.318688%	745.27	(2,648.98)
Debt Service Reserve Fund	3.071940%	16,331.28	(13,006.31)
Totals	2.151157%	\$63,259.56	\$(106,536.60)
Bond Yield	5.052764%		
Rebate Computation Credit			(2,392.99)
Net Rebatable Arbitrage			\$(108,929.59)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 15, 2022, the date of the closing, to June 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 15, 2022 and June 30, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 15, 2027.

7. Computation Period

The period beginning on June 15, 2022, the date of the closing, and ending on June 30, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Acquisition & Construction Fund - Phase 2	229204005
Acquisition & Construction Fund - Phase 3	229204007
Debt Service Reserve Fund	229204004
Capitalized Interest Fund	229204001
Sinking Fund	229204002

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of June 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2027, is the Rebateable Arbitrage.

\$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Delivered: June 15, 2022

Sources of Funds	
-------------------------	--

Par Amount	\$7,865,000.00
Total	\$7,865,000.00

Uses of Funds	
----------------------	--

Acquisition & Construction Fund – Phase 2	\$2,624,637.50
Acquisition & Construction Fund – Phase 3	4,234,959.30
Debt Service Reserve Fund	511,731.26
Capitalized Interest Fund	148,121.94
Issuance Costs	345,550.00
Total	\$7,865,000.00

PROOF OF ARBITRAGE YIELD

\$7,865,000

Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)

Date	Debt Service	Present Value to 06/15/2022 @ 5.0527636060%
11/01/2022	148,121.94	145,355.83
05/01/2023	316,043.75	302,499.49
11/01/2023	193,418.75	180,567.83
05/01/2024	318,418.75	289,937.79
11/01/2024	190,684.38	169,350.18
05/01/2025	320,684.38	277,787.52
11/01/2025	187,840.63	158,704.35
05/01/2026	322,840.63	266,043.01
11/01/2026	184,887.50	148,605.74
05/01/2027	329,887.50	258,617.71
11/01/2027	181,715.63	138,946.96
05/01/2028	331,715.63	247,392.81
11/01/2028	178,153.13	129,592.23
05/01/2029	333,153.13	236,370.77
11/01/2029	174,471.88	120,736.81
05/01/2030	339,471.88	229,130.24
11/01/2030	170,553.13	112,280.07
05/01/2031	340,553.13	218,671.52
11/01/2031	166,515.63	104,286.17
05/01/2032	346,515.63	211,669.81
11/01/2032	162,240.63	96,662.96
05/01/2033	352,240.63	204,693.60
11/01/2033	157,490.63	89,265.56
05/01/2034	357,490.63	197,632.44
11/01/2034	152,490.63	82,224.47
05/01/2035	362,490.63	190,642.22
11/01/2035	147,240.63	75,529.10
05/01/2036	367,240.63	183,739.17
11/01/2036	141,740.63	69,168.72
05/01/2037	371,740.63	176,937.47
11/01/2037	135,990.63	63,132.52
05/01/2038	380,990.63	172,513.39
11/01/2038	129,865.63	57,354.45
05/01/2039	384,865.63	165,785.44
11/01/2039	123,490.63	51,884.26
05/01/2040	393,490.63	161,250.24
11/01/2040	116,740.63	46,660.82
05/01/2041	401,740.63	156,617.57
11/01/2041	109,615.63	41,680.37
05/01/2042	409,615.63	151,914.76
11/01/2042	102,115.63	36,938.57
05/01/2043	417,115.63	147,166.40
11/01/2043	94,043.75	32,362.83
05/01/2044	424,043.75	142,328.41
11/01/2044	85,587.50	28,019.19
05/01/2045	430,587.50	137,489.99
11/01/2045	76,746.88	23,902.03
05/01/2046	441,746.88	134,187.45
11/01/2046	67,393.75	19,967.44
05/01/2047	452,393.75	130,732.55
11/01/2047	57,528.13	16,214.81
05/01/2048	462,528.13	127,155.17
11/01/2048	47,150.00	12,642.76
05/01/2049	472,150.00	123,482.27
11/01/2049	36,259.38	9,249.31
05/01/2050	486,259.38	120,982.17

PROOF OF ARBITRAGE YIELD

\$7,865,000
 Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)

Date	Debt Service	Present Value to 06/15/2022 @ 5.0527636060%
11/01/2050	24,728.13	6,000.80
05/01/2051	494,728.13	117,097.79
11/01/2051	12,684.38	2,928.30
05/01/2052	507,684.38	114,315.37
	15,427,934.67	7,865,000.00

Proceeds Summary

Delivery date	06/15/2022
Par Value	7,865,000.00
Target for yield calculation	7,865,000.00

BOND DEBT SERVICE

\$7,865,000

Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2022					
11/01/2022			148,121.94	148,121.94	
05/01/2023	120,000	4.375%	196,043.75	316,043.75	464,165.69
11/01/2023			193,418.75	193,418.75	
05/01/2024	125,000	4.375%	193,418.75	318,418.75	511,837.50
11/01/2024			190,684.38	190,684.38	
05/01/2025	130,000	4.375%	190,684.38	320,684.38	511,368.76
11/01/2025			187,840.63	187,840.63	
05/01/2026	135,000	4.375%	187,840.63	322,840.63	510,681.26
11/01/2026			184,887.50	184,887.50	
05/01/2027	145,000	4.375%	184,887.50	329,887.50	514,775.00
11/01/2027			181,715.63	181,715.63	
05/01/2028	150,000	4.750%	181,715.63	331,715.63	513,431.26
11/01/2028			178,153.13	178,153.13	
05/01/2029	155,000	4.750%	178,153.13	333,153.13	511,306.26
11/01/2029			174,471.88	174,471.88	
05/01/2030	165,000	4.750%	174,471.88	339,471.88	513,943.76
11/01/2030			170,553.13	170,553.13	
05/01/2031	170,000	4.750%	170,553.13	340,553.13	511,106.26
11/01/2031			166,515.63	166,515.63	
05/01/2032	180,000	4.750%	166,515.63	346,515.63	513,031.26
11/01/2032			162,240.63	162,240.63	
05/01/2033	190,000	5.000%	162,240.63	352,240.63	514,481.26
11/01/2033			157,490.63	157,490.63	
05/01/2034	200,000	5.000%	157,490.63	357,490.63	514,981.26
11/01/2034			152,490.63	152,490.63	
05/01/2035	210,000	5.000%	152,490.63	362,490.63	514,981.26
11/01/2035			147,240.63	147,240.63	
05/01/2036	220,000	5.000%	147,240.63	367,240.63	514,481.26
11/01/2036			141,740.63	141,740.63	
05/01/2037	230,000	5.000%	141,740.63	371,740.63	513,481.26
11/01/2037			135,990.63	135,990.63	
05/01/2038	245,000	5.000%	135,990.63	380,990.63	516,981.26
11/01/2038			129,865.63	129,865.63	
05/01/2039	255,000	5.000%	129,865.63	384,865.63	514,731.26
11/01/2039			123,490.63	123,490.63	
05/01/2040	270,000	5.000%	123,490.63	393,490.63	516,981.26
11/01/2040			116,740.63	116,740.63	
05/01/2041	285,000	5.000%	116,740.63	401,740.63	518,481.26
11/01/2041			109,615.63	109,615.63	
05/01/2042	300,000	5.000%	109,615.63	409,615.63	519,231.26
11/01/2042			102,115.63	102,115.63	
05/01/2043	315,000	5.125%	102,115.63	417,115.63	519,231.26
11/01/2043			94,043.75	94,043.75	
05/01/2044	330,000	5.125%	94,043.75	424,043.75	518,087.50
11/01/2044			85,587.50	85,587.50	
05/01/2045	345,000	5.125%	85,587.50	430,587.50	516,175.00
11/01/2045			76,746.88	76,746.88	
05/01/2046	365,000	5.125%	76,746.88	441,746.88	518,493.76
11/01/2046			67,393.75	67,393.75	
05/01/2047	385,000	5.125%	67,393.75	452,393.75	519,787.50
11/01/2047			57,528.13	57,528.13	
05/01/2048	405,000	5.125%	57,528.13	462,528.13	520,056.26
11/01/2048			47,150.00	47,150.00	
05/01/2049	425,000	5.125%	47,150.00	472,150.00	519,300.00
11/01/2049			36,259.38	36,259.38	
05/01/2050	450,000	5.125%	36,259.38	486,259.38	522,518.76

BOND DEBT SERVICE

\$7,865,000

Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			24,728.13	24,728.13	
05/01/2051	470,000	5.125%	24,728.13	494,728.13	519,456.26
11/01/2051			12,684.38	12,684.38	
05/01/2052	495,000	5.125%	12,684.38	507,684.38	520,368.76
	7,865,000		7,562,934.67	15,427,934.67	15,427,934.67

\$7,865,000
 Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)
 Acquisition & Construction Fund - Phase 2

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-2,624,637.50	-3,368,415.38
08/02/22		34,535.80	44,034.85
08/02/22		13,742.34	17,522.16
08/12/22		18,627.45	23,718.02
08/24/22		1,275.00	1,620.74
09/09/22		401.50	509.31
09/09/22		18,445.50	23,398.61
09/19/22		966.00	1,223.70
10/06/22		5,404.00	6,829.51
10/11/22		2,250.00	2,841.55
10/11/22		10,848.13	13,700.24
10/11/22		13,500.00	17,049.32
11/04/22		55,830.62	70,284.77
11/07/22		22,094.02	27,802.44
11/14/22		27,784.25	34,928.95
11/15/22		-10,848.13	-13,635.83
11/16/22		10,848.13	13,633.94
11/16/22		-5,561.83	-6,990.11
11/21/22		12,396.64	15,569.31
11/23/22		3,225.68	4,050.11
11/23/22		766.50	962.40
11/23/22		12,740.00	15,996.11
12/14/22		9,334.00	11,685.54
12/14/22		36,312.00	45,460.17
12/14/22		48,855.00	61,163.16
12/14/22		11,590.91	14,511.04
01/10/23		447,773.06	558,564.97
01/10/23		44,025.00	54,918.05
01/10/23		220,645.36	275,239.35
01/18/23		1,512.00	1,884.02
01/18/23		48,909.51	60,943.51
01/30/23		2,763.86	3,438.17
02/07/23		184,400.08	229,166.69
02/07/23		12,448.00	15,469.99
02/07/23		512,383.17	636,773.88
02/09/23		2,914.35	3,620.86
02/23/23		1,350.00	1,674.02
02/23/23		6,975.00	8,649.11
02/23/23		73,231.42	90,808.12
03/10/23		44,926.84	55,578.87
03/10/23		4,500.00	5,566.94
03/10/23		4,264.25	5,275.29
03/20/23		3,591.52	4,436.91
03/20/23		378,284.60	467,326.64
03/24/23		-5,176.00	-6,390.80
03/29/23		52,412.48	64,668.80
03/29/23		303.50	374.47

\$7,865,000
 Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)
 Acquisition & Construction Fund - Phase 2

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
04/05/23		233,429.08	287,775.53
05/05/23		24,649.90	30,262.73
05/05/23		5,500.00	6,752.36
06/30/23	de minimis	2,116.02	2,578.11

06/15/27	TOTALS:	38,859.01	-55,188.76

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-55,188.76
COMP DATE:	06/15/27	NET INCOME:	38,859.01
BOND YIELD:	5.052764%	TAX INV YIELD:	2.362157%

\$7,865,000
 Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)
 Acquisition & Construction Fund - Phase 3

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-4,234,959.30	-5,435,075.15
08/15/22		4,242,283.30	5,399,382.60

06/15/27	TOTALS:	7,324.00	-35,692.55

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-35,692.55
COMP DATE:	06/15/27	NET INCOME:	7,324.00
BOND YIELD:	5.052764%	TAX INV YIELD:	1.039444%

\$7,865,000
 Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-148,121.94	-190,097.19
09/02/22		193.99	246.32
10/04/22		223.38	282.38
11/01/22		148,121.94	186,547.22
11/02/22		302.99	381.54
12/09/22		-1,641.10	-2,055.97
01/04/23		3.63	4.53
02/02/23		5.10	6.34
03/02/23		4.89	6.06
04/04/23		5.58	6.88
05/01/23		-194,402.66	-238,800.90
05/01/23		196,043.76	240,816.80
05/02/23		5.71	7.01

06/15/27	TOTALS:	745.27	-2,648.98

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-2,648.98
COMP DATE:	06/15/27	NET INCOME:	745.27
BOND YIELD:	5.052764%	TAX INV YIELD:	1.318688%

\$7,865,000
 Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-511,731.26	-656,747.25
07/05/22		174.01	222.70
08/02/22		414.28	528.23
09/02/22		670.21	851.00
10/04/22		771.74	975.59
11/02/22		1,046.75	1,318.11
12/02/22		1,306.08	1,637.85
12/22/22		0.63	0.79
01/04/23		1,493.70	1,864.83
02/02/23		1,589.56	1,976.83
03/02/23		1,524.61	1,888.18
04/04/23		1,739.34	2,144.59
05/02/23		1,781.12	2,187.59
06/02/23		1,940.93	2,373.98
06/30/23	MMkt Bal	511,731.26	623,482.16
06/30/23	MMkt Acc	1,878.32	2,288.50

06/15/27	TOTALS:	16,331.28	-13,006.31

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-13,006.31
COMP DATE:	06/15/27	NET INCOME:	16,331.28
BOND YIELD:	5.052764%	TAX INV YIELD:	3.071940%

\$7,865,000
 Cypress Park Estates Community Development District
 (City of Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Series 2022 Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/23		-1,960.00	-2,392.99

06/15/27	TOTALS:	-1,960.00	-2,392.99

ISSUE DATE: 06/15/22 REBATABL ARBITRAGE: -2,392.99
 COMP DATE: 06/15/27
 BOND YIELD: 5.052764%

SECTION VI



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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September 19, 2023

Board of Supervisors
Cypress Park Estates Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Cypress Park Estates Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Park Estates Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$7,100 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Park Estates Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cypress Park Estates Community Development District.

By: _____

Title: _____

Date: _____



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VII

SECTION C

Cypress Park Estates CDD

Field Management Report



October 24, 2023

Marshall Tindall

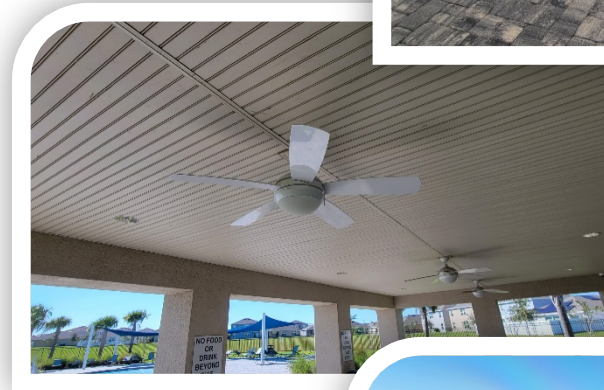
Field Services Manager

GMS

Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed – no equipment issues found.
- ✚ Bike rack installed at phase 3.
- ✚ Playground reviewed for shade options as touched on at previous meeting.
- ✚ Damaged fan replaced.
- ✚ Dog park fence resecured in places as needed.
- ✚ Contract renewals reviewed for new fiscal year.



Complete

Landscape Review

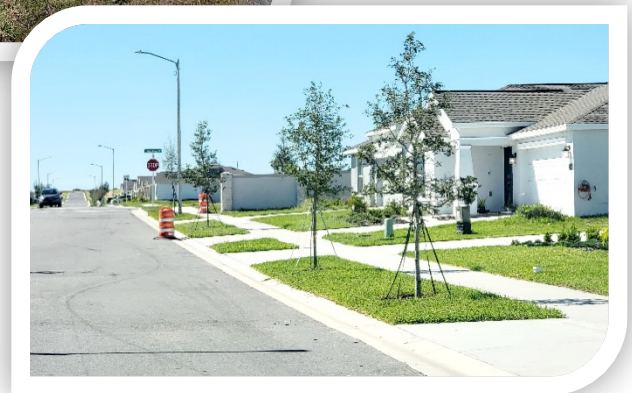
- ✚ Landscaper has done well in keeping up with mowing and some surprise irrigation repairs.
- ✚ Phase 2/3 being kept clean with x1 mows in interim before contract.
- ✚ Winter season schedule started October 1st with ponds shifting to biweekly visits.
- ✚ Palm was replaced by pool fence and touch up plantings were done at entrance sign.



In Progress

Site Items and General Maintenance

- ✚ Fountain touch up painting is being scheduled.
- ✚ Planter touchups as needed in entrance palm beds.
- ✚ Monitoring phase 2/3 punch list items for completion.
- ✚ Working with HOA to bring overcanopy trees into compliance for the city.



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. Thank you.

Respectfully,

Marshall Tindall

SECTION 1



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

Landscape Maintenance Proposal Cypress Park Estates Phases 2 & 3

September 18, 2023

c/o Marshall Tindall
GMS

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR PHASE 3 & BICE GROVE ROAD LANDSCAPING

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$3,600	\$43,200
Shrub Fertilization	\$186	\$2,232
Irrigation Inspection	\$180	\$2,160
<u>TOTAL</u>	<u>\$3,966</u>	<u>\$47,592</u>

LANDSCAPE MAINTENANCE FOR PHASE 2

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$2,270	\$27,240
Shrub Fertilization	\$75	\$900
Irrigation Inspection	\$270	\$3,240
<u>TOTAL</u>	<u>\$2,615</u>	<u>\$31,380</u>



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

LANDSCAPE MAINTENANCE FOR PHASE 1

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$2,734	\$32,808
Shrub Fertilization	\$136	\$1,632
Irrigation Inspection	\$180	\$2,160
<u>TOTAL</u>	<u>\$3,050</u>	<u>\$36,600</u>

ADDITIONAL SERVICES

Service	Price Per Unit
Mulch	\$60
Palm Pruning	\$45
Annual Flowers	\$2.50

Landscape Maintenance Program *Scope of Services*

TURF CARE

- Mowing** Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance 40 times per calendar year. It is anticipated that mowing services shall be provided weekly during the growing season April through September and every other week during the non-growing season or as needed October through March.
- Bahia lake and pond banks will be mowed 24 times per year.
- Trimming** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
- Edging** All turf edges of walks, curbs, and driveways shall be performed every mowing (42 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

TREE, SHRUB, AND GROUNDCOVER CARE

Pruning	All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of <u>10 times</u> per year to ensure the following: <ul style="list-style-type: none">• Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.• Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.• The removal of dead, diseased, or injured branches and palms will be performed as needed• Ground covers and vines can maintain a neat and uniform appearance.
Weeding	Weeds will be removed from all plant, tree, and flower beds <u>18 times</u> per year. This incorporates <u>2 times</u> per month during the growing season and <u>1 time</u> per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.
Fertilization	Palms and hardwood trees will be fertilized <u>2 times</u> per year. Shrubs and groundcovers will be fertilized <u>4 times</u> per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.
Insect, & Disease Control	All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. Prince and Sons does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

IRRIGATION

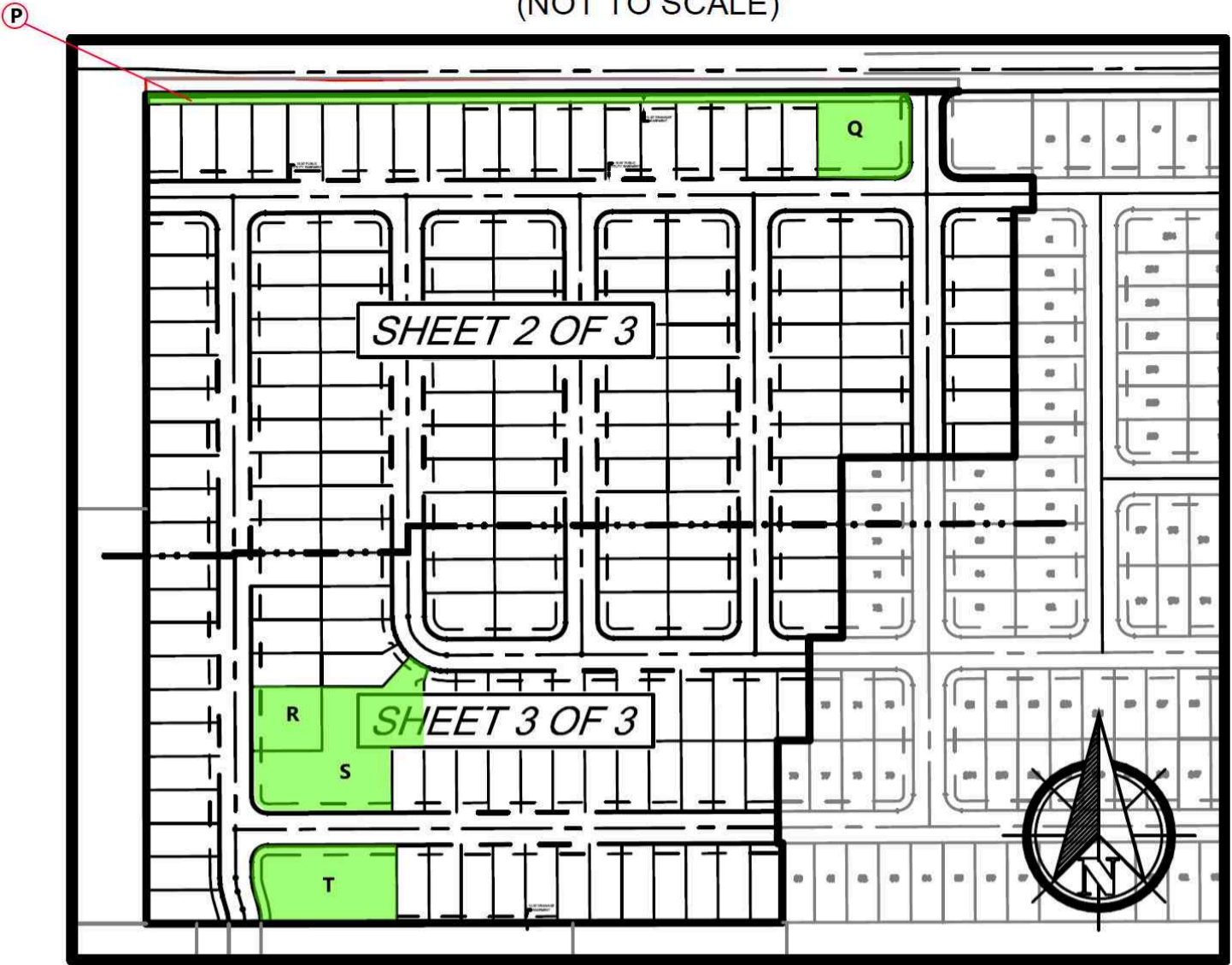
Overview	At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. Prince and Sons will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. Prince and Sons is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.
Inspections	All irrigation zones shall be inspected <u>1 time</u> per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.
Repairs	Any repairs that have been caused by Prince and Sons will be repaired at no cost. All repairs to the irrigation system other than those caused by Prince and Sons will be performed on a time and materials basis with the hourly labor rate being <u>\$60.00</u> per hour. Faults and failures of the irrigation system communicated to Prince and Sons will be addressed in a fair and responsible time period, but Prince and Sons cannot guarantee a specific time response.

MISCELLANEOUS

Clean-Up	All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing <u>42 times</u> per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.
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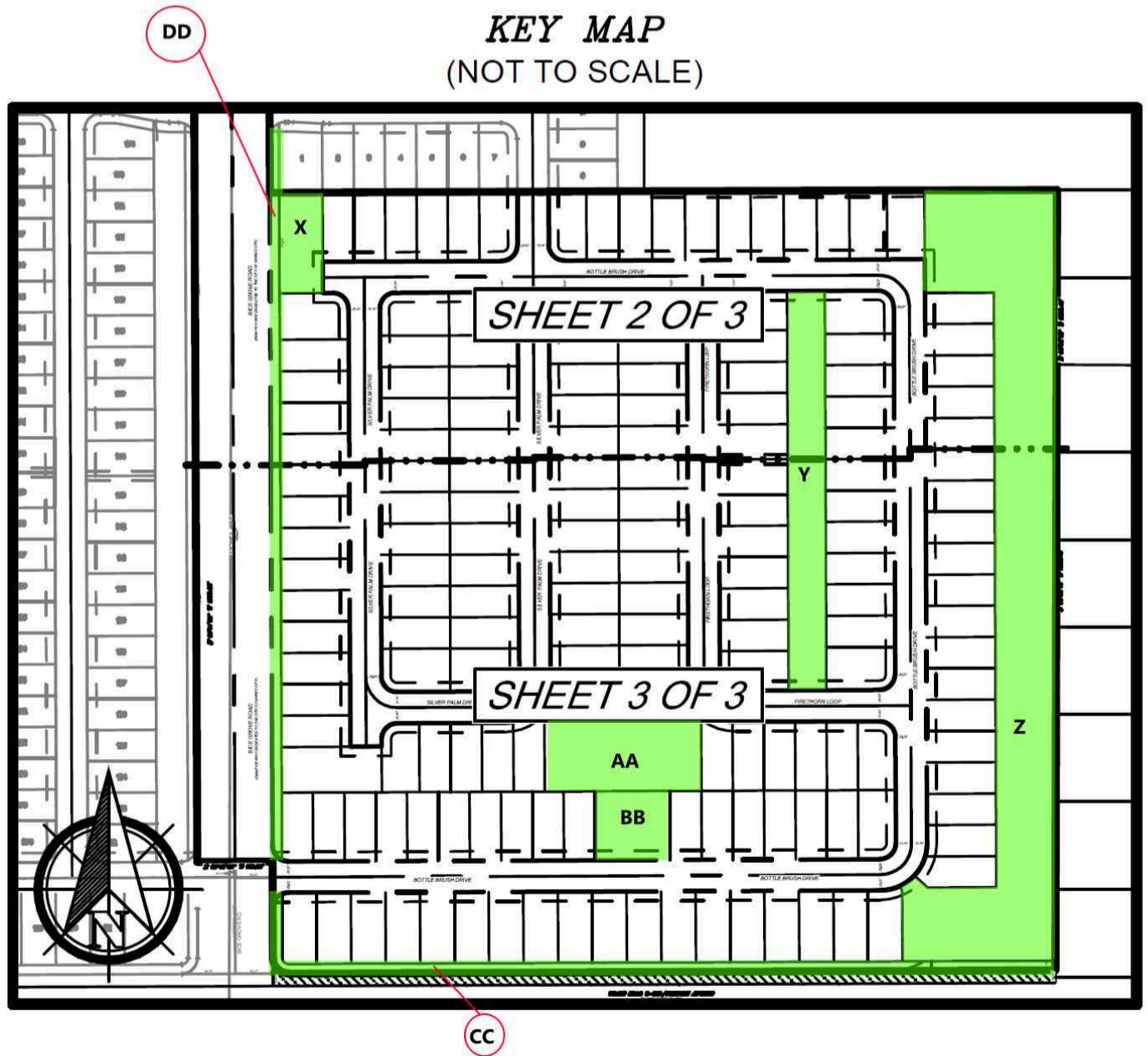
OPTIONAL ITEMS & ADDITIONAL SERVICES

- Landscape design & installation
- Annual flower bed design & installation
- Thin & prune trees over 10' in height
- New plant installation
- Sodding and/or Seeding
- Mulching
- Prune Palms over 15' of clear trunk
- Leaf clean-up



**TRACT
USAGE TABLE**

- TRACT P IS BUFFER AREA / OPEN SPACE, AND WALL / LANDSCAPE / SIGN AREA, TO BE OWNED AND MAINTAINED BY THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT, AND ARE ALSO A PUBLIC UTILITY EASEMENT.
- TRACTS Q, S, AND T ARE OPEN SPACE, DRAINAGE, AND DRAINAGE / RETENTION AREAS, TO BE OWNED AND MAINTAINED BY THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT.
- TRACT R IS A RECREATION AREA / OPEN SPACE AREA, TO BE OWNED AND MAINTAINED BY THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT.



**TRACT
USAGE TABLE**

- TRACTS 'X', 'Y', 'Z' AND 'AA' ARE DRAINAGE/RETENTION/OPEN SPACE AREAS, TO BE OWNED AND MAINTAINED BY CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT.
- TRACT 'BB' IS A RECREATION AREA / OPEN SPACE AREA, TO BE OWNED AND MAINTAINED BY CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS 'CC' AND 'DD' ARE BUFFER AREAS / LANDSCAPE / SIGN AREAS / DRAINAGE AREAS, TO BE OWNED AND MAINTAINED BY CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT.

SECTION 2

*Item will be
provided under
separate cover.*

SECTION 3



TRUST == *the* == EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
10/9/2023	22595

Project Name
Cypress Park Estates CDD Shade



Customer / Bill To
Governmental Management Services CF Marshall Tindall 219 E. Livingston St. Orlando, FL 32801

Ship To
675 Silver Palm Drive Haines City, Florida 33844



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to: 1. Install a 20x20x12 Hip Shade over existing play structure 2. provide eng dwgs			
	SHADE STRUCTURE			
22-SD202012IG	12' Height -INGROUND - WITH GLIDE- SQUARE	1	9,176.41	9,176.41
CLR	Colors:			0.00
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
Shipping	Combined Shipping and Freight Charges	1	1,795.50	1,795.50
	RAW MATERIALS			
FBLOCK	Footer Blocks	8	2.00	16.00
RBAR5	No. 5 Rebar	300	1.75	525.00
RMC	Ready Mix Concrete 2500 PSI MIN	10	195.00	1,950.00
	PERMIT, RENTALS, LABOR			
TRSH	Fees for dumpsters, debris hauling or other trash/materials removal including spoils from excavations.	1	650.00	650.00
MINEXDAY	Mini Excavator Daily Rental	1	577.85	577.85
FLIFTDAY	Telescopic Fork Lift Daily Rental	1	1,308.10	1,308.10
LBR	Labor and Installation	1	11,205.75	11,205.75
PT	Portable Toilet	1	150.00	150.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

_____/_____/_____
Signature Name / Title Date

Subtotal:
Sales Tax: (7.5%)
Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
10/9/2023	22595

Project Name
Cypress Park Estates CDD Shade



Customer / Bill To
Governmental Management Services CF Marshall Tindall 219 E. Livingston St. Orlando, FL 32801

Ship To
675 Silver Palm Drive Haines City, Florida 33844



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
ISPERMIT	PERMIT - STATE OF FLORIDA - COST NOT INCLUDED IN PRICE, COST SHALL BE \$2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS.		1,500.00	1,500.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

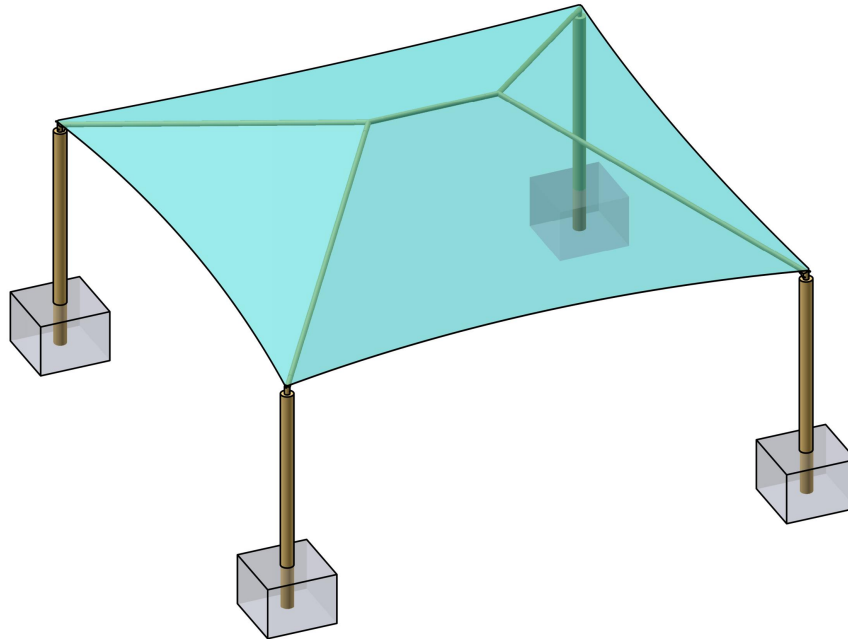
_____/_____/_____
Signature Name / Title Date

Subtotal:	\$29,694.61
Sales Tax: (7.5%)	\$0.00
Total:	<u>\$29,694.61</u>

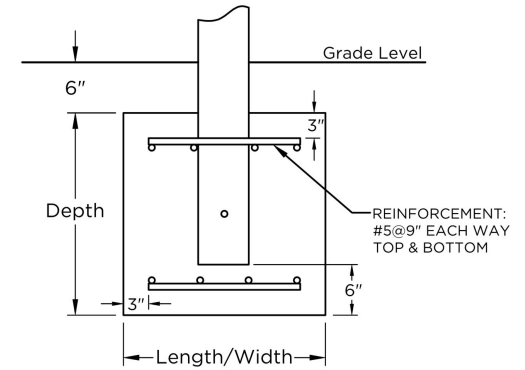
Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

Hip Shade

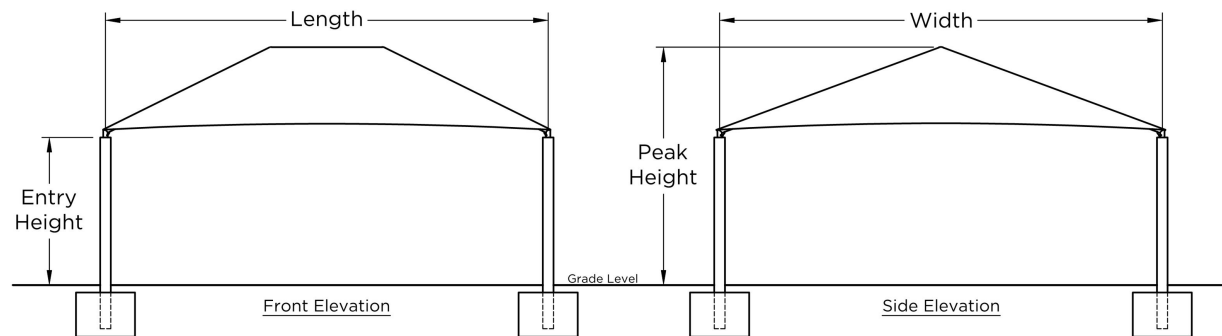
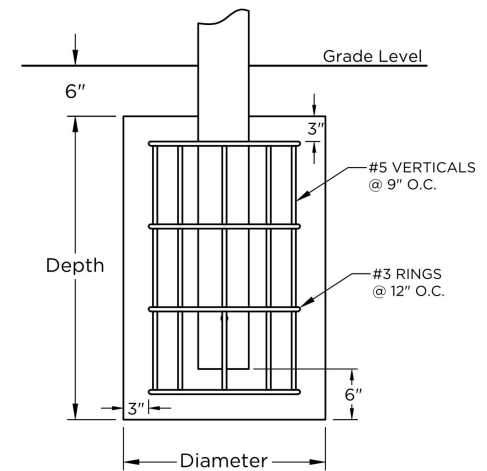
Length	20'	Width	20'	Entry Height	12'
Peak Height	15.7'	Elbow	Glide	Column Mount	Embedded
Column Size	Ø5.5" Sch-40	Rafter Size	Ø3.5" 11-Ga	Ridge Size	Ø3.5" 11-Ga
Column Length	15'	Rafter Length	13.04'	Ridge Length	5'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	2.79	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	3.81	N/A
3'-0"	Out of range	N/A



SuperiorShade

QUOTE

SHADE SIZE

SHADE STYLE

20 X 20

Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.



28ft

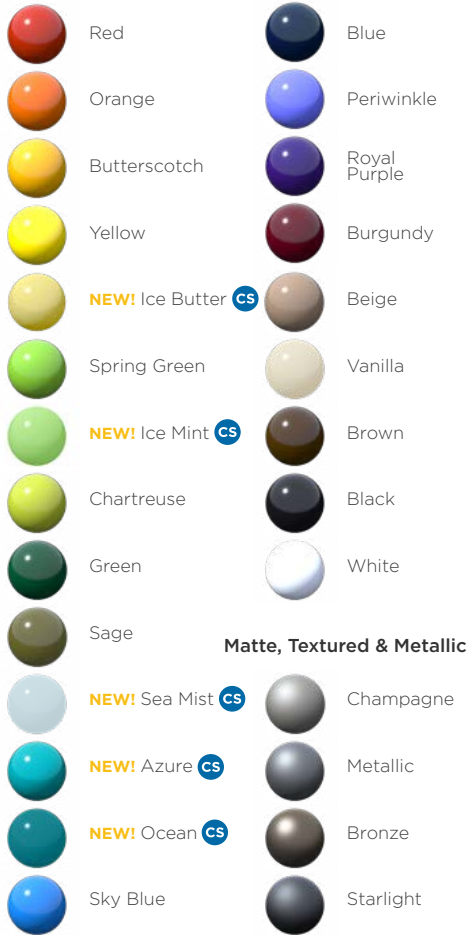
63.5ft

Color Options

Frames

Backed by a [5-year limited warranty](#).

Gloss



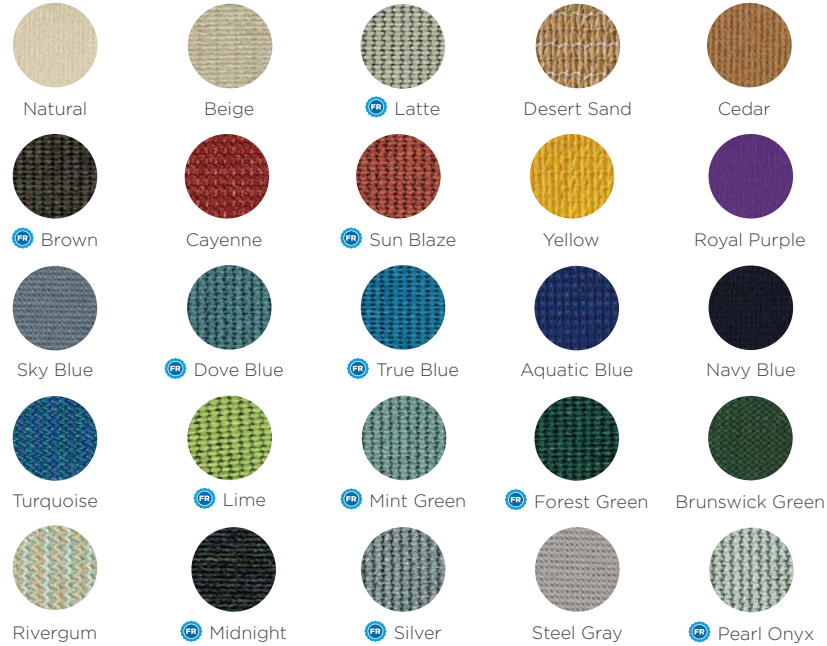
Waterproof Shade Fabric

For our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas. Backed by a [10-year limited warranty](#).



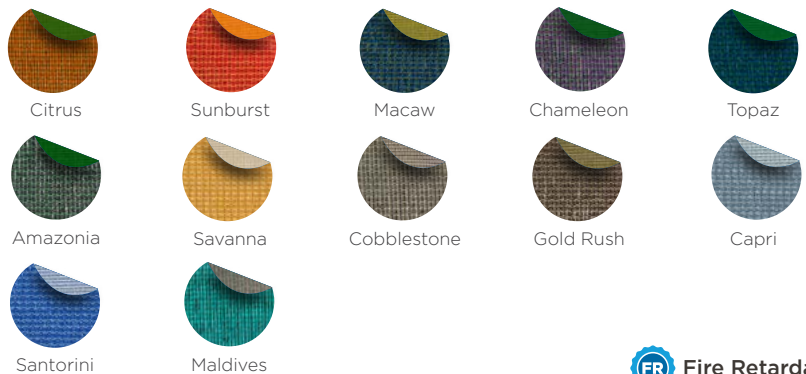
Traditional Fabric

This selection of fabric options includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are noted as flame retardant. Backed by a [10-year limited warranty](#).



Dual Shade Fabric

Available for an upcharge for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail. Backed by a [10-year limited warranty](#).



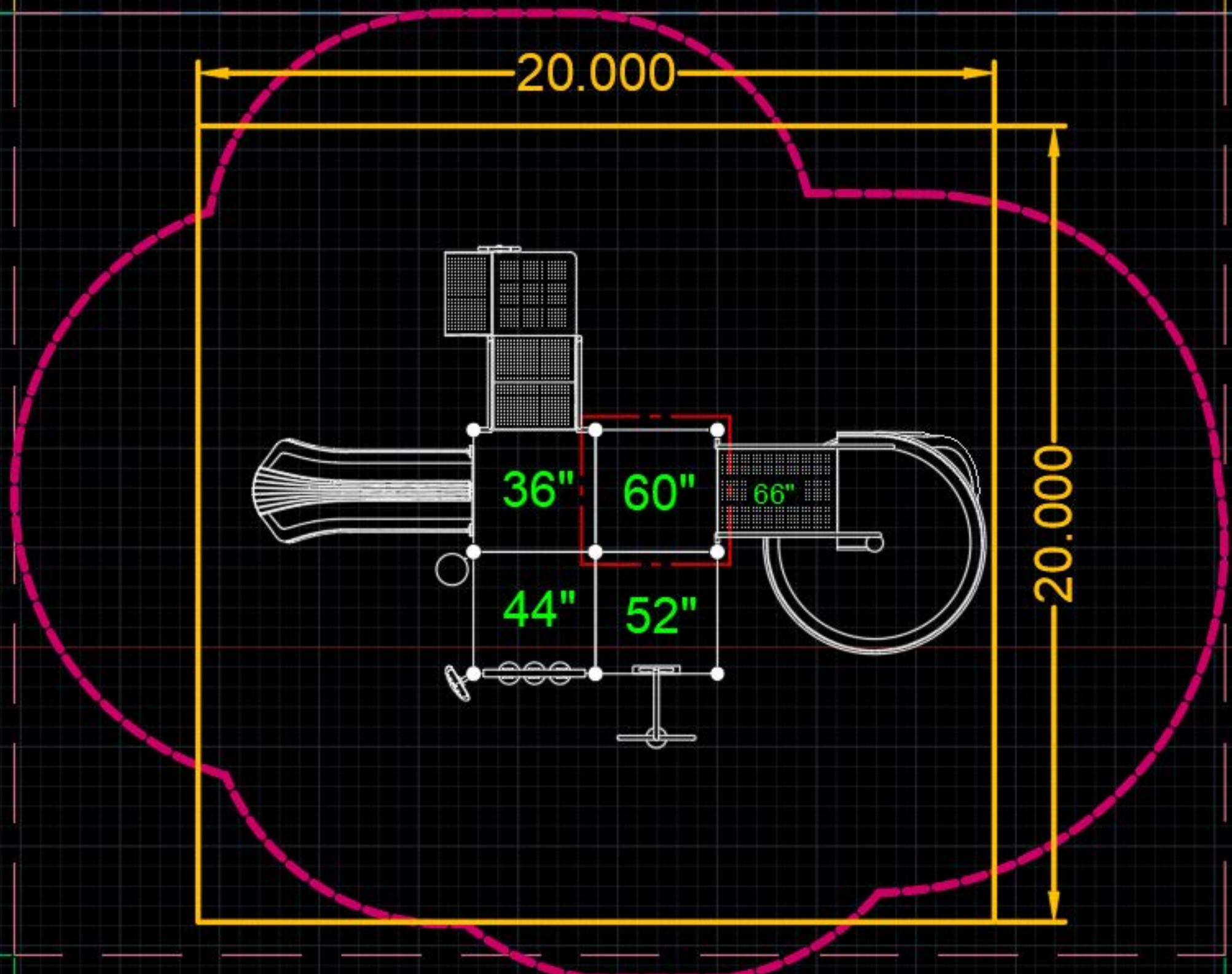
CS Color Coming Soon! Ask your representative about availability.

Complete Your Space

When combined, Superior Recreational Products' product lines create complete site environments. Design your space using one superior company.

Visit srpshade.com, srpplayground.com, and srpsiteamenities.com to learn more.





SECTION 4

RESORT POOL SERVICES

14525 JOHNS LAKE POINT
CLERMONT, FL 34711
321-689-6210



Tuesday, October 17, 2023

POOL SERVICE QUOTE FOR CYPRESS PARK ESTATES CDD

Pool service 3 x per week: **\$1650 per month/\$19,800**

Optional: Pool seasonally increased service to x7 days per week Memorial Day to Labor Day (*Approx 16 weeks*):
+\$230 month for 12 months: Combined total of \$1880 per month/\$22,560 annually
OR \$2,800 a year: for combined total of \$22,600 annually

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level they have set the pumps at. The computer removes the guess work from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers
- ✓ Blow off pool deck
- ✓ Straighten pool furniture
- ✓ Pick up trash within pool area

All staff that work for [Resort Pool Services](#) are covered by workman's compensation and are all CPO certified. We can perform all repair & replacement needs relating to the pool. We look forward to working with you to provide a clean and safe swimming experience for your residents.

Thank you,

Simon McDonnell
Resort Pool Services
Director of Operations -

SECTION 5

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Cypress Park Estate Community Development District

Summary of Check Register

July 13, 2023 to October 6, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	7/18/23	276-280	\$ 13,402.38
	7/26/23	281	\$ 390.00
	7/31/23	282-286	\$ 4,007.50
	8/7/23	287-288	\$ 7,749.47
	8/9/23	289	\$ 1,356.72
	8/14/23	290-292	\$ 8,232.36
	8/21/23	293-297	\$ 7,303.49
	9/5/23	298-301	\$ 4,153.84
	9/11/23	302-303	\$ 6,641.27
	9/18/23	304-305	\$ 3,961.14
	9/25/23	306-309	\$ 26,873.76
	10/4/23	310-312	\$ 1,426.97
			\$ 85,498.90
Project Fund			
	7/27/23	38	\$ 54,421.13
	8/9/23	39	\$ 770,212.38
	8/18/23	40	\$ 3,738.52
	9/20/23	41-42	\$ 114,577.83
			\$ 942,949.86
Total Amount			\$ 1,028,448.76

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/18/23	00028	6/28/23	10101	202306	330	57200	48200		MTHLY CLEANING SVC-JUN23	*	475.00		
		6/28/23	10101	202306	330	57200	48200		TRASH COLLECTION SERVICE	*	300.00		
CSS CLEAN STAR SERVICES CENTRAL FL												775.00	000276
7/18/23	00003	7/01/23	108	202307	310	51300	34000		MANAGEMENT FEES-JUL23	*	3,154.42		
		7/01/23	108	202307	310	51300	35200		WEBSITE MANAGEMENT-JUL23	*	100.00		
		7/01/23	108	202307	310	51300	35100		INFORMATION TECH-JUL23	*	150.00		
		7/01/23	108	202307	310	51300	31300		DISSEMINATION SVCS-JUL23	*	500.00		
		7/01/23	108	202307	330	57200	48300		AMENITY ACCESS-JUL23	*	416.67		
		7/01/23	108	202307	310	51300	51000		OFFICE SUPPLIES	*	.75		
		7/01/23	108	202307	310	51300	42000		POSTAGE	*	233.79		
		7/01/23	109	202307	320	53800	34000		FIELD MANAGEMENT-JUL23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES												5,868.13	000277
7/18/23	00029	7/12/23	GLC24812	202307	330	57200	48400		PLAY EQUIPMENT-JUL23	*	858.00		
GOVERNMENT LEASING, LLC												858.00	000278
7/18/23	00026	6/29/23	19626	202306	330	57200	49000		INSTALL NEW 16FT POLE	*	120.00		
		7/01/23	19802	202307	330	57200	48500		POOL MAINTENANCE-JUL23	*	1,650.00		
		7/05/23	19826	202307	330	57200	49000		INSTALL POOL LIGHT	*	100.00		
RESORT POOL SERVICES												1,870.00	000279
7/18/23	00021	6/23/23	6964712	202306	310	51300	32300		ASSESSMENT BONDS S22-FY23	*	1,343.75		
		6/23/23	6964712	202306	300	15500	10000		ASSESSMENT BONDS S22-FY24	*	2,687.50		
US BANK												4,031.25	000280
7/26/23	00015	7/10/23	6931	202306	310	51300	31500		ATTORNEY SVCS-JUN23	*	390.00		
KILINSKI VAN WYK, PLLC												390.00	000281
CPE CYP PARK EST CWRIGHT													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/23	00006	7/25/23	HM072520	202307	310-51300-11000		SUPERVISOR FEES-07/25/23 HYZENS MARC	*	200.00	200.00	000282
7/31/23	00031	7/22/23	54102387	202307	330-57200-48100		PEST CONTROL-JUL23 MASSEY SERVICES INC.	*	40.00	40.00	000283
7/31/23	00008	7/25/23	MT072520	202307	310-51300-11000		SUPERVISOR FEES-07/25/23 MCKINZIE TERRILL	*	200.00	200.00	000284
7/31/23	00024	7/01/23	9392	202307	320-53800-46200		LANDSCAPE MAINT-JUL23 PRINCE & SONS INC.	*	3,367.50	3,367.50	000285
7/31/23	00011	7/25/23	SS072520	202307	310-51300-11000		SUPERVISOR FEES-07/25/23 SCOTT SHAPIRO	*	200.00	200.00	000286
8/07/23	00023	7/24/23	63695-JU	202307	320-53800-43200		4701 BAKER DAIRY RD-JUL	*	2,866.04		
		7/24/23	63696-JU	202307	320-53800-43200		5150 E JOHNSON AVE-JUL	*	246.89		
		7/24/23	64455-JU	202307	320-53800-43200		4975 BAKER DAIRY RD-JUL	*	200.56		
		7/24/23	67111-JU	202307	320-53800-43200		209 TUPELO TRAIL-JUL	*	1,882.09		
							CITY OF HAINES CITY			5,195.58	000287
8/07/23	00014	7/31/23	00057476	202307	310-51300-48000		2024 BUDGET HEARING CA FLORIDA HOLDINGS, LLC	*	2,553.89	2,553.89	000288
8/09/23	00009	8/08/23	08082023	202308	300-20700-10200		ASSESSMENT TRNSF-S20 AAI CYPRESS PARK ESTATES CDD/US BANK	*	1,356.72	1,356.72	000289
8/14/23	00003	8/01/23	110	202308	310-51300-34000		MANAGEMENT FEES-AUG23	*	3,154.42		
		8/01/23	110	202308	310-51300-35200		WEBSITE MANAGEMENT-AUG23	*	100.00		
		8/01/23	110	202308	310-51300-35100		INFORMATION TECH-AUG23	*	150.00		
		8/01/23	110	202308	310-51300-31300		DISSEMINATION SVCS-AUG23	*	500.00		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/23		110	AMENITY ACCESS-AUG23	202308	330-57200-48300			*	416.67		
8/01/23		110	OFFICE SUPPLIES	202308	310-51300-51000			*	3.37		
8/01/23		110	POSTAGE	202308	310-51300-42000			*	131.40		
8/01/23		111	FIELD MANAGEMENT-AUG23	202308	320-53800-46200			*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES										5,768.36	000290
8/14/23	00029	8/12/23	GLC24812 PLAY EQUIPMENT-AUG23	202308	330-57200-48400			*	858.00		
GOVERNMENT LEASING, LLC										858.00	000291
8/14/23	00015	8/08/23	7153 ATTORNEY SVCS-JUL23	202307	310-51300-31500			*	1,606.00		
KILINSKI VAN WYK, PLLC										1,606.00	000292
8/21/23	00002	8/14/23	19120 FY23 INSURANCE POLICY	202308	320-53800-45000			*	131.00		
EGIS INSURANCE ADVISORS LLC										131.00	000293
8/29/23	00028	7/31/23	10289 MTHLY CLEANING SVC-JUL	202307	330-57200-48200			*	475.00		
8/29/23		7/31/23	10289 TRASH COLLECTION SERVICE	202307	330-57200-48200			*	375.00		
CSS CLEAN STAR SERVICES CENTRAL FL										850.00	000294
8/29/23	00027	8/07/23	105095 INSTALL NEW POE SWITCH	202308	330-57200-34500			*	489.99		
8/29/23		8/07/23	105113 RPR ACCESS CONTROL SYSTEM	202308	330-57200-34500			*	190.00		
CURRENT DEMANDS ELECTRICAL &										679.99	000295
8/29/23	00024	8/01/23	9585 FERTILIZE AMENITY CENTER	202308	330-57200-48000			*	625.00		
8/29/23		8/01/23	9633 LANDSCAPE MAINT-AUG	202308	320-53800-46200			*	3,367.50		
PRINCE & SONS INC.										3,992.50	000296
8/29/23	00026	8/01/23	20054 POOL MAINTENANCE-AUG23	202308	330-57200-48500			*	1,650.00		
RESORT POOL SERVICES										1,650.00	000297
9/05/23	00031	8/19/23	54557939 PEST CONTROL-AUG23	202308	330-57200-48100			*	40.00		
MASSEY SERVICES INC.										40.00	000298

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/23	00024	8/03/23	9732	202308	320-53800-46200		LANDSCAPE MAINT-AUG23	*	1,202.00		
		8/17/23	9827	202308	320-53800-47300		IRRIGATION REPAIRS-AUG23	*	298.96		
PRINCE & SONS INC.										1,500.96	000299
9/05/23	00026	8/08/23	20104	202308	330-57200-48500		REPAIR 2 POOL LIGHTS	*	250.00		
RESORT POOL SERVICES										250.00	000300
9/05/23	00034	8/31/23	11416645	202308	330-57200-34500		SECURITY SVCS-AUG23	*	2,362.88		
SECURITAS SECURITY SERVICES USA, INC										2,362.88	000301
9/11/23	00019	9/05/23	7353-09-	202309	310-51300-31200		SPECIAL ASSESS BONDS S22	*	450.00		
AMTEC										450.00	000302
9/11/23	00003	7/31/23	114	202307	330-57200-48000		REPAIR POOL GATE/PAVERS	*	498.75		
		9/01/23	116	202309	310-51300-34000		MANAGEMENT FEES-SEP23	*	3,154.42		
		9/01/23	116	202309	310-51300-35200		WEBSITE MANAGEMENT-SEP23	*	100.00		
		9/01/23	116	202309	310-51300-35100		INFORMATION TECH-SEP23	*	150.00		
		9/01/23	116	202309	310-51300-31300		DISSEMINATION SVCS-SEP23	*	500.00		
		9/01/23	116	202309	330-57200-48300		AMENITY ACCESS-SEP23	*	416.67		
		9/01/23	116	202309	310-51300-51000		OFFICE SUPPLIES	*	.69		
		9/01/23	116	202309	310-51300-42000		POSTAGE	*	58.24		
		9/01/23	117	202309	320-53800-34000		FIELD MANAGEMENT-SEP23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES										6,191.27	000303
9/18/23	00029	9/12/23	GLC24812	202309	330-57200-48400		PLAY EQUIPMENT-SEP23	*	858.00		
GOVERNMENT LEASING, LLC										858.00	000304
9/18/23	00034	7/31/23	11376697	202307	330-57200-34500		SECURITY SVCS-JUL23	*	3,103.14		
SECURITAS SECURITY SERVICES USA, INC										3,103.14	000305

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
9/25/23	00028	8/29/23	10534	202308	330	57200	48200		MTHLY CLEANING SVC-AUG23	*	475.00			
		8/29/23	10534	202308	330	57200	48200		TRASH COLLECTION SERVICE	*	300.00			
												CSS CLEAN STAR SERVICES CENTRAL FL	775.00	000306
9/25/23	00002	9/20/23	19948	202309	300	15500	10000		FY24 INSURANCE POLICY	*	20,983.00			
												EGIS INSURANCE ADVISORS LLC	20,983.00	000307
9/25/23	00024	8/28/23	9869	202308	320	53800	47300		IRRIGATION REPAIRS-AUG23	*	98.26			
		9/01/23	9927	202309	320	53800	46200		LANDSCAPE MAINT-SEP23	*	3,367.50			
												PRINCE & SONS INC.	3,465.76	000308
9/25/23	00026	9/01/23	20369	202309	330	57200	48500		POOL MAINTENANCE-SEPT23	*	1,650.00			
												RESORT POOL SERVICES	1,650.00	000309
10/04/23	00023	6/29/23	06292023	202306	320	53800	43200		DEPOSIT PH2-2057/PH3-282	*	1,026.00			
												CITY OF HAINES CITY	1,026.00	000310
10/04/23	00023	6/29/23	06292023	202306	320	53800	49000		06292023-SVC FEE	*	51.30			
												CITY OF HAINES CITY	51.30	000311
10/04/23	00014	9/30/23	00059084	202309	310	51300	48000		BOS MEETING FY24	*	349.67			
												CA FLORIDA HOLDINGS, LLC	349.67	000312
											TOTAL FOR BANK A	85,498.90		
											TOTAL FOR REGISTER	85,498.90		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
7/27/23	00008	7/20/23	PAYAPP#7 202307 600-20700-10200 SER22 PH2 FR#9		*	25,400.47		
		7/20/23	PAYAPP#8 202307 600-20700-10200 SER22 PH2 FR#9		*	29,020.66		
							FLORIDA WALL CONCEPTS INC	54,421.13 000038
8/09/23	00014	6/25/23	PAYAPP#1 202308 600-20700-10200 SER22 PH2 FR#11		*	502,940.44		
		6/25/23	PAYAPP#1 202308 600-20700-10201 SER22 PH3 FR#1		*	267,271.94		
							TUCKER PAVING INC	770,212.38 000039
8/18/23	00005	7/10/23	3959 202308 600-20700-10200 SER22 PH2 FR#10		*	787.50		
		7/10/23	3962 202308 600-20700-10200 SER22 PH2 FR#10		*	2,951.02		
							GADD & ASSOCIATES	3,738.52 000040
9/20/23	00001	8/07/23	1182175 202309 600-20700-10200 SER22 PH2 FR#13		*	3,528.53		
							PENNONI ASSOCIATES INC	3,528.53 000041
9/20/23	00003	7/31/23	11313 202309 600-20700-10201 SER22 PH3 FR#2		*	69,235.23		
		7/31/23	11313A 202309 600-20700-10200 SER99 PH2 FR#12		*	41,814.07		
							STEWART & ASSOCIATES PROPERTY SVCS	111,049.30 000042
						TOTAL FOR BANK A	942,949.86	
						TOTAL FOR REGISTER	942,949.86	

SECTION 2

Cypress Park Estates
Community Development District

Unaudited Financial Reporting
September 30, 2023



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11	<hr/>	Assessment Receipt Schedule

Cypress Park Estates
Community Development District
Combined Balance Sheet
September 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 89,996	\$ -	\$ -	\$ 89,996
Capital Projects Account	\$ -	\$ -	\$ 7,480	\$ 7,480
Investments:				
Series 2020 A1				
Reserve	\$ -	\$ 221,250	\$ -	\$ 221,250
Revenue	\$ -	\$ 164,403	\$ -	\$ 164,403
Construction	\$ -	\$ -	\$ 244	\$ 244
Series 2020 A2				
Reserve	\$ -	\$ 35,578	\$ -	\$ 35,578
Revenue	\$ -	\$ 2,873	\$ -	\$ 2,873
Construction	\$ -	\$ -	\$ 35,621	\$ 35,621
Series 2022				
Reserve	\$ -	\$ 511,731	\$ -	\$ 511,731
Revenue	\$ -	\$ 24,917	\$ -	\$ 24,917
Prepayment	\$ -	\$ 1,115,269	\$ -	\$ 1,115,269
Construction Phase 3	\$ -	\$ -	\$ 172,543	\$ 172,543
Assessments Receivable	\$ -	\$ 216,697	\$ -	\$ 216,697
Due from Developer	\$ -	\$ -	\$ 346,727	\$ 346,727
Due from General Fund	\$ -	\$ 23	\$ -	\$ 23
Prepaid Expenses	\$ 25,017	\$ -	\$ -	\$ 25,017
Total Assets	\$ 115,013	\$ 2,292,741	\$ 562,615	\$ 2,970,369
Liabilities:				
Accounts Payable	\$ 19,280	\$ -	\$ -	\$ 19,280
Contracts Payable	\$ -	\$ -	\$ 346,727	\$ 346,727
Retainage Payable	\$ -	\$ -	\$ 6,428	\$ 6,428
Due to Debt Service	\$ 23	\$ -	\$ -	\$ 23
Total Liabilities	\$ 19,302	\$ -	\$ 353,155	\$ 372,458
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 25,017	\$ -	\$ -	\$ 25,017
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 447,405	\$ -	\$ 447,405
Debt Service - Series 2022	\$ -	\$ 1,845,336	\$ -	\$ 1,845,336
Capital Projects - Series 2020	\$ -	\$ -	\$ 43,345	\$ 43,345
Capital Projects - Series 2022	\$ -	\$ -	\$ 166,115	\$ 166,115
Unassigned	\$ 70,693	\$ -	\$ -	\$ 70,693
Total Fund Balances	\$ 95,711	\$ 2,292,741	\$ 209,459	\$ 2,597,911
Total Liabilities & Fund Balance	\$ 115,013	\$ 2,292,741	\$ 562,614	\$ 2,970,369

Cypress Park Estates
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments - On Roll	\$ 337,451	\$ 337,451	\$ 340,330	\$ 2,879
Assessments - Direct Bill	\$ 13,811	\$ 13,811	\$ 13,811	\$ -
Developer Contributions	\$ 107,683	\$ 107,683	\$ -	\$ (107,683)
Miscellaneous Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 458,945	\$ 458,945	\$ 354,201	\$ (104,744)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 10,000	\$ 10,000	\$ 1,800	\$ 8,200
Engineer Fees	\$ 10,000	\$ 10,000	\$ 113	\$ 9,888
Attorney Fees	\$ 25,000	\$ 25,000	\$ 9,082	\$ 15,918
Annual Audit	\$ 6,000	\$ 6,000	\$ 7,000	\$ (1,000)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination	\$ 8,000	\$ 8,000	\$ 6,000	\$ 2,000
Arbitrage	\$ 1,800	\$ 1,800	\$ 1,350	\$ 450
Trustee Fees	\$ 16,160	\$ 16,160	\$ 8,078	\$ 8,082
Management Fees	\$ 37,853	\$ 37,853	\$ 37,853	\$ (1)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 500	\$ 500	\$ 1,177	\$ (677)
Insurance	\$ 5,822	\$ 5,822	\$ 5,988	\$ (166)
Copies	\$ 350	\$ 350	\$ 11	\$ 339
Legal Advertising	\$ 10,000	\$ 10,000	\$ 4,336	\$ 5,664
Other Current Charges	\$ 2,700	\$ 2,700	\$ 503	\$ 2,197
Office Supplies	\$ 350	\$ 350	\$ 21	\$ 329
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 142,710	\$ 142,710	\$ 91,488	\$ 51,222

Cypress Park Estates
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 7,984	\$ (2,984)
Field Management	\$ 15,750	\$ 15,750	\$ 15,750	\$ -
Landscape Maintenance	\$ 80,000	\$ 80,000	\$ 41,612	\$ 38,388
Landscape Replacement	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Streetlights	\$ 16,764	\$ 16,764	\$ 15,203	\$ 1,561
Electric	\$ 6,600	\$ 6,600	\$ 7,437	\$ (837)
Water & Sewer	\$ 25,185	\$ 25,185	\$ 22,638	\$ 2,547
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 7,500	\$ 1,418	\$ 6,082
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 2,429	\$ 12,572
Contingency	\$ 7,500	\$ 7,500	\$ 3,596	\$ 3,904
Subtotal Field Expenditures	\$ 196,799	\$ 196,799	\$ 118,067	\$ 78,732
Amenity Expenditures				
Amenity - Electric	\$ 12,540	\$ 12,540	\$ 16,857	\$ (4,317)
Amenity - Water	\$ 3,696	\$ 3,696	\$ 13,059	\$ (9,363)
Playground Lease	\$ 23,500	\$ 23,500	\$ 29,193	\$ (5,693)
Internet	\$ 2,500	\$ 2,500	\$ 833	\$ 1,667
Pest Control	\$ 600	\$ 600	\$ 1,216	\$ (616)
Janitorial Service	\$ 6,600	\$ 6,600	\$ 8,870	\$ (2,270)
Amenity Access	\$ 34,000	\$ 34,000	\$ 5,000	\$ 29,000
Security Services	\$ 18,000	\$ 18,000	\$ 18,755	\$ (755)
Pool Maintenance	\$ 5,000	\$ 5,000	\$ 19,230	\$ (14,230)
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 4,899	\$ 101
Contingency	\$ 3,000	\$ 3,000	\$ 2,452	\$ 548
Subtotal Amenity Expenditures	\$ 114,436	\$ 114,436	\$ 120,363	\$ (5,927)
Total Operations & Maintenance	\$ 311,235	\$ 311,235	\$ 238,430	\$ 72,805
Total Expenditures	\$ 453,945	\$ 453,945	\$ 329,918	\$ 124,027
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000	\$ 5,000	\$ 24,283	\$ (228,770)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (5,000)	\$ (5,000)	\$ -	\$ 5,000
Total Other Financing Sources/(Uses)	\$ (5,000)	\$ (5,000)	\$ -	\$ 5,000
Net Change in Fund Balance	\$ -	\$ -	\$ 24,283	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 71,428	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 95,711	\$ -

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 September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - A1	\$ 442,500	\$ 442,500	\$ 446,277	\$ 3,777
Assessments - A2	\$ 71,200	\$ 71,200	\$ 66,956	\$ (4,244)
Interest	\$ -	\$ -	\$ 21,355	\$ 21,355
Total Revenues	\$ 513,700	\$ 513,700	\$ 534,588	\$ 20,888
Expenditures:				
Series 2020 A1				
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	\$ -
Series 2020 A2				
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	\$ -
Total Expenditures	\$ 511,125	\$ 511,125	\$ 511,125	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,575	\$ 2,575	\$ 23,463	\$ 20,888
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (256,828)	\$ (256,828)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (256,828)	\$ (256,828)
Net Change in Fund Balance	\$ 2,575		\$ (233,365)	
Fund Balance - Beginning	\$ 174,292		\$ 680,770	
Fund Balance - Ending	\$ 176,867		\$ 447,405	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments	\$ 511,731	\$ 511,731	\$ 509,463	\$ (2,269)
Prepayments	\$ -	\$ -	\$ 1,115,269	
Interest	\$ -	\$ -	\$ 21,652	\$ 21,652
Total Revenues	\$ 511,731	\$ 511,731	\$ 1,646,383	\$ 19,383
Expenditures:				
Series 2022				
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	\$ -
Total Expenditures	\$ 464,166	\$ 464,166	\$ 464,166	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 47,565	\$ 47,565	\$ 1,182,218	\$ 19,383
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 1,641	\$ 1,641
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,641	\$ 1,641
Net Change in Fund Balance	\$ 47,565		\$ 1,183,859	
Fund Balance - Beginning	\$ 148,346		\$ 661,477	
Fund Balance - Ending	\$ 195,912		\$ 1,845,336	

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 September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 283	\$ 283
Total Revenues	\$ -	\$ -	\$ 283	\$ 283
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 221,251	\$ (221,251)
Miscellaneous	\$ -	\$ -	\$ 75	\$ (75)
Total Expenditures	\$ -	\$ -	\$ 221,326	\$ (221,251)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (221,043)	\$ 478,362
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 256,828	\$ 256,828
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 256,828	\$ 256,828
Net Change in Fund Balance	\$ -	\$ -	\$ 35,786	
Fund Balance - Beginning	\$ -	\$ -	\$ 7,559	
Fund Balance - Ending	\$ -	\$ -	\$ 43,345	

Cypress Park Estates

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues				
City Contribution	\$ -	\$ -	\$ 846,598	\$ 846,598
Developer Contribution Phase 2	\$ -	\$ -	\$ 1,866,010	\$ 1,866,010
Developer Contribution Phase 3	\$ -	\$ -	\$ 534,092	\$ 534,092
Interest	\$ -	\$ -	\$ 96,406	\$ 96,406
Total Revenues	\$ -	\$ -	\$ 3,343,106	\$ 3,343,106
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 9,751,577	\$ (9,751,577)
Capital Outlay - COI	\$ -	\$ -	\$ 5,900	\$ (5,900)
Total Expenditures	\$ -	\$ -	\$ 9,757,477	\$ (9,757,477)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,414,371)	\$ 13,098,941
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,641)	\$ (1,641)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,641)	\$ (1,641)
Net Change in Fund Balance	\$ -		\$ (6,416,012)	
Fund Balance - Beginning	\$ -		\$ 6,582,126	
Fund Balance - Ending	\$ -		\$ 166,115	

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 5,786	\$ 196,970	\$ 81,033	\$ 14,706	\$ 2,983	\$ 32,134	\$ 5,665	\$ 1,035	\$ 17	\$ -	\$ -	\$ 340,330
Assessments - Direct	\$ -	\$ -	\$ 6,906	\$ -	\$ 3,453	\$ -	\$ -	\$ 3,453	\$ -	\$ -	\$ -	\$ -	\$ 13,811
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ 60
Total Revenues	\$ -	\$ 5,786	\$ 203,876	\$ 81,033	\$ 18,159	\$ 2,983	\$ 32,134	\$ 9,118	\$ 1,035	\$ 17	\$ 60	\$ -	\$ 354,201
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 1,800
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113
Attorney Fees	\$ 836	\$ 481	\$ 20	\$ 58	\$ 587	\$ 861	\$ 2,112	\$ 2,135	\$ 390	\$ 1,606	\$ -	\$ -	\$ 9,082
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 1,350
Trustee Fees	\$ -	\$ -	\$ 6,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,344	\$ -	\$ -	\$ -	\$ 8,078
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 37,853
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 14	\$ 11	\$ 94	\$ 194	\$ 28	\$ 22	\$ 255	\$ 100	\$ 37	\$ 234	\$ 131	\$ 58	\$ 1,177
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 11
Legal Advertising	\$ 939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493	\$ -	\$ -	\$ 2,554	\$ -	\$ 350	\$ 4,336
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 74	\$ 39	\$ 39	\$ 40	\$ 39	\$ 39	\$ 39	\$ 503
Office Supplies	\$ 1	\$ 6	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 4	\$ 1	\$ 1	\$ 3	\$ 1	\$ 21
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 17,496	\$ 5,341	\$ 10,792	\$ 4,195	\$ 4,559	\$ 4,862	\$ 7,517	\$ 6,193	\$ 12,716	\$ 8,938	\$ 4,078	\$ 4,802	\$ 91,488

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 8,695	\$ -	\$ -	\$ -	\$ -	\$ -	(842)	\$ -	\$ -	\$ -	\$ 131	\$ -	7,984
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	15,750
Landscape Maintenance	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 3,368	\$ 4,570	\$ 3,368	41,612
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,247	\$ 1,247	\$ 1,247	\$ 1,247	\$ 1,271	\$ 1,271	\$ 1,271	\$ 1,281	\$ 1,281	\$ 1,281	\$ 1,281	\$ 1,281	15,203
Electric	\$ 165	\$ 292	\$ 345	\$ 362	\$ 2,786	\$ 417	\$ 389	\$ 414	\$ 465	\$ 617	\$ 580	\$ 604	7,437
Water & Sewer	\$ 733	\$ 1,204	\$ 664	\$ 614	\$ 671	\$ 573	\$ 681	\$ 628	\$ 1,629	\$ 3,313	\$ -	\$ 11,928	22,638
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 377	\$ 231	\$ -	\$ 216	\$ -	\$ 93	\$ 104	\$ -	\$ -	\$ -	\$ 397	\$ -	1,418
General Repairs & Maintenance	\$ -	\$ 1,413	\$ -	\$ 303	\$ -	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ 285	\$ -	2,429
Contingency	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 3,044	\$ -	\$ -	\$ 51	\$ -	\$ -	\$ -	3,596
Subtotal Field Expenditures	\$ 15,896	\$ 9,065	\$ 7,436	\$ 7,422	\$ 9,407	\$ 10,079	\$ 6,711	\$ 7,003	\$ 8,105	\$ 9,892	\$ 8,556	\$ 18,493	\$ 118,067
Amenity Expenditures													
Amenity - Electric	\$ 1,304	\$ 1,144	\$ 1,269	\$ 1,503	\$ 1,615	\$ 1,702	\$ 1,452	\$ 1,482	\$ 1,118	\$ 1,195	\$ 1,392	\$ 1,682	16,857
Amenity - Water	\$ 582	\$ 1,256	\$ 805	\$ 831	\$ 861	\$ 835	\$ 1,004	\$ 1,754	\$ 1,929	\$ 1,882	\$ -	\$ 1,319	13,059
Playground Lease	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 1,915	\$ 4,504	\$ 3,097	\$ 3,097	\$ 3,171	29,193
Internet	\$ -	\$ 146	\$ -	\$ 146	\$ -	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 88	\$ 88	833
Pest Control	\$ 736	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 80	1,216
Janitorial Service	\$ 625	\$ 625	\$ 625	\$ 675	\$ 725	\$ 775	\$ 775	\$ 775	\$ 850	\$ 775	\$ 870	\$ 870	8,870
Amenity Access	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	5,000
Security Services	\$ 1,523	\$ -	\$ -	\$ -	\$ 1,505	\$ 2,734	\$ -	\$ 1,684	\$ 2,363	\$ 3,103	\$ 3,253	\$ 2,591	18,755
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,780	\$ 1,500	\$ 1,650	\$ 1,900	\$ 1,650	19,230
Amenity Repairs & Maintenance	\$ 873	\$ -	\$ -	\$ 303	\$ 275	\$ 1,754	\$ -	\$ -	\$ -	\$ 1,069	\$ 625	\$ -	4,899
Contingency	\$ -	\$ -	\$ 150	\$ 1,332	\$ 150	\$ 150	\$ 150	\$ 150	\$ 270	\$ 100	\$ -	\$ -	2,452
Subtotal Amenity Expenditures	\$ 9,725	\$ 7,044	\$ 6,721	\$ 8,662	\$ 9,002	\$ 11,895	\$ 7,326	\$ 10,071	\$ 12,988	\$ 13,475	\$ 11,586	\$ 11,867	\$ 120,363
Total Operations & Maintenance	\$ 25,621	\$ 16,109	\$ 14,158	\$ 16,084	\$ 18,410	\$ 21,974	\$ 14,037	\$ 17,074	\$ 21,093	\$ 23,367	\$ 20,143	\$ 30,361	\$ 238,430
Total Expenditures	\$ 43,117	\$ 21,450	\$ 24,950	\$ 20,279	\$ 22,968	\$ 26,836	\$ 21,554	\$ 23,267	\$ 33,809	\$ 32,305	\$ 24,221	\$ 35,163	\$ 329,918
Excess (Deficiency) of Revenues over Expenditures	\$ (43,117)	\$ (15,665)	\$ 178,926	\$ 60,754	\$ (4,810)	\$ (23,852)	\$ 10,580	\$ (14,149)	\$ (32,774)	\$ (32,287)	\$ (24,161)	\$ (35,163)	\$ 24,283
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (43,117)	\$ (15,665)	\$ 178,926	\$ 60,754	\$ (4,810)	\$ (23,852)	\$ 10,580	\$ (14,149)	\$ (32,774)	\$ (32,287)	\$ (24,161)	\$ (35,163)	\$ 24,283

Cypress Park Estate

Community Development District

Long Term Debt Report

Series 2020-A1, Special Assessment Revenue Bonds	
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)
Current Bonds Outstanding	\$7,465,000

Series 2020-A2, Special Assessment Revenue Bonds	
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	\$35,578
Bonds Outstanding - 11/12/2020	\$1,185,000
Less: Principal Payment - 5/1/22	(\$20,000)
Less: Principal Payment - 5/1/23	(\$20,000)
Current Bonds Outstanding	\$1,145,000

Series 2022, Special Assessment Revenue Bonds	
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)
Current Bonds Outstanding	\$7,745,000

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
06/16/23	5/1-5/31/23	\$2,440.15	\$0.00	(\$48.80)	\$0.00	\$2,391.35	\$1,034.63	\$1,356.72	\$2,391.35
07/31/23	4/1-6/30/23	\$0.00	\$0.00	\$0.00	\$40.10	\$40.10	\$17.35	\$22.75	\$40.10
TOTAL		\$ 830,484.46	\$ (29,307.14)	\$ (15,956.32)	\$ 1,385.66	\$ 786,606.66	\$ 340,329.74	\$ 446,276.92	\$ 786,606.66

101%	Net Percent Collected
0	Balance Remaining to Collect

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				
			\$ 590,229.76	\$ 370,080.13	\$ 13,811.00	\$ 43,678.13	\$ 316,043.75

SECTION 3



July 28, 2023

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

RE: Cypress Park Estates CDD Updated Report

Dear Ms. Hoxie,

In response to your request, there are currently **244** 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,

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888