

*Cypress Park Estates  
Community Development District*

*Meeting Agenda*

*January 23, 2024*

# AGENDA

# *Cypress Park Estates*

## *Community Development District*

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

January 16, 2024

**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, January 23, 2024 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 (<sup>1</sup>Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at [jburns@gmscfl.com](mailto:jburns@gmscfl.com))
3. Approval of Minutes of the October 24, 2023 Board of Supervisors Meeting
4. Public Hearing
  - A. Public Hearing on the Adoption of Parking and Towing Policies for the District
    - i. Consideration of Resolution 2024-01 Adopting Parking and Towing Policies for the District
    - ii. Consideration of Proposal for Parking Signage Installation
5. Ratification of Master Notice of Special Assessments
6. Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
7. Presentation of Arbitrage Rebate Reports for:
  - A. Series 2020 Assessment Area One Project Bonds
  - B. Series 2020 Assessment Area Two—2020 Project Bonds
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

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

# 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, October 24, 2023** at 10:32 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

McKinzie Terrill	Vice Chairman
Steve Rosser	Assistant Secretary
Hyzens Marc	Assistant Secretary
Scott Shapiro <i>joined late</i>	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted there were no members of the public present or on Zoom.

**THIRD ORDER OF BUSINESS**

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

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

On MOTION by Mr. Marc, seconded by Mr. Terrill, with all in favor, the Minutes of the July 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** *(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 Any time, EXCEPT Where Indicated by Signage**
  - i. Proposal from GMS for Signage Installation**

Ms. Burns presented the resolution and noted it was tabled at the last meeting. She added there have been more complaints about street parking issues, mostly with vehicles parked on both sides of the road. She presented the three options for the Board and explained the options. She noted the third option is for no parking at anytime except where signage indicates and explained that Florida statute if tow away zones are posted they must be placed every 25 feet.

She recommended to go with custom only parking where noted. She explained the map with the problems with odd and even parking. Discussion ensued on the problems with signage with odd and even, the concerns with fire trucks, garbage trucks, and consideration of large vehicles. She explained the third options notes that commercial vehicles cannot be parked overnight. Other topics of concern were fire hydrants, map colors, addresses, lot numbers, Phase 2, and emergency services,

Mr. Tindell explained the draft map for suggested parking. The Board discussed some exceptions for the different areas of the drafted map.

Ms. Burns explained they are only setting the Public Hearing today and not adopting today. She explained today was discussion and how they would proceed with presenting at the hearing. The placement of entrance signs was discussed. Ms. Burns noted the quote included will be for approximately \$7000 for signage. She explained a towing vendor would be added.

She suggested the Public Hearing be held at the January 23, 2024 meeting due to notice requirements, and the December meeting being on the 26<sup>th</sup> and possibly cancelled. After discussion the Board decided the Public Hearing would be held on January 23, 2024 at 10:30 in the same location.

On MOTION by Mr. Marc, seconded by Mr. Rosser, with all in favor, Resolution 2023-05 Setting a Public Hearing on the Adoption of Parking and Towing Policies for the District for January 23, 2024 at 10:30 a.m. in the Same Location was approved.

*\*Mr. Scott Shapiro joined the meeting at this time.*

**FIFTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds**

Ms. Burns stated that under Internal Revenue code the District is required to determine that we do not earn more interest than we pay on the bond. She added this is an annual report that is required. She noted there is a negative arbitrage amount listed on the report. She asked the Board for a motion to accept the report.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds, was accepted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Engagement Letter for Fiscal Year 2023 Audit Services from Grau & Associates**

Ms. Burns presented the letter from Grau & Associates and noted it was a multiyear contract and this is the renewal. She added the total amount is for \$7,100.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Engagement Letter for Fiscal Year 2023 Audit Services from Grau & Associates, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kobitter stated there was nothing further to report. Discussion ensued on the process of vacating seats and term expirations. The seat in question will be up in 2026. Ms. Burns stated the District would hit the 250 mark before the 6 years. She added there are 244 registered voters in the District.

It was asked if the Phases 2 and 3 were turned over to the District from the Developer. Mr. Tindall explained some of the areas that were still in progress. Ms. Burns stated they had not approved conveyance documents and were waiting for everything to be completed. She noted they could review Phase 2 & 3 conveyances and authorize the Chair to execute. She asked for a motion.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, To Authorize the Chair to Execute Conveyance Documents for Phase 2/3 Once Complete, was approved.

**B. Engineer**

Ms. Burns noted there was no Engineer present. Later Mr. Gadd joined the meeting but had nothing further to report.

**C. Field Manager's Report**

Mr. Tindall presented the report to include amenity damages and replacements, monthly playground review, bike rack installation, dog park fence issues, basic maintenance issues to include chair cleaning, playground checks, landscaping touch ups, mowing schedule, fountain painting, punch list for Phase 2/3, and the meeting with HOA on trees in median.

**i. Consideration of Proposal for Landscape Services for Phases 2 and 3 from Prince and Sons, Inc.**

Mr. Tindall presented the proposal for landscaping services for Phases 2 and 3 from Prince and Sons, Inc. He reviewed the specifics and the areas included. He asked a question on the track for the city and is that CDD managed and maintained. Discussion ensued on the specifics.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Proposal for Landscape Services for Phases 2 and 3 from Prince and Sons, Inc., was approved.

**ii. Consideration of Landscape Contract for City Stretch (for discussion if needed)(to be provided under separate cover)**

Mr. Tindall presented the landscaping contract for City Stretch. He reviewed the specifics, the areas, the schedule, Discussion ensued on mowing, the right of way, sodding, and future road



expansion. Mr. Tindall suggested a not to exceed amount. Other discussion topics included liability, letter to city for maintenance, mowing areas,

Mr. Gadd added comments on mowing of the right of way and the only one not being mowed. It was noted the others are mowed. Discussion included the area currently maintained by the District, the adding of another area of mowing, obligations to mow, liability, setting a precedent with the city, indemnity from the city for temporary access, costs, the look of the area if not mowed, notification to the city to maintain, seeding not taking, having Tucker review, and other options on how to proceed.

After discussion the Board decided This item was denied for approval.

**iii. Consideration of Estimate for Playground Shade from ProPlaygrounds**

Mr. Tindall presented the proposals for playground shade from ProPlaygrounds. He reviewed the specifics of costs, Ms. Burns noted this was not included in the current budget, but the Capital Reserves has a transfer of \$33,000 to use. She added there has not been a lot of resident participation and input on this issue. She recommended table this issue and look at it again with the budget at the end of the year, or table and include it in the budget for the upcoming year and the possibility of increases assessments. Further discussion included the costs, expense, the engineer consult that is needed, warranties, seeking other vendors and proposals for additional quotes, liability, and other options for shade.

After discussion the Board decided to table this item.

**iv. Consideration of Renewal of Pool Maintenance Contract with Resort Pools**

Mr. Tindall presented the proposal of renewal of the pool maintenance contract with Resort Pools. He reviewed the cost and services, schedules, amount of days, holiday coverage, and fountain maintenance, Ms. Burns noted this is about \$1000 over budget. She recommended waiting on approval for the extra days and waiting to see.

On MOTION by Mr. Rosser, seconded by Mr. Marc, with all in favor, the Renewal for Pool Maintenance Contract with Resort Pools, was approved.
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**v. Consideration of Renewal of Janitorial Maintenance Contract with CSS (to be provided under separate cover)**

Mr. Tindall presented the janitorial service contract is for the new year renewal. The monthly cost is \$475. Only changes are additions of a couple of garbage cans at the new parks in Phase 2/3. The dog stations will be added with a total annual for all service fee is \$11,500. He recommended approval 3 day/week to continue with no change, and to add the additional stations.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Renewal for Janitorial Maintenance Contract with CSS, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from July 13<sup>th</sup> through October 6<sup>th</sup>. It also includes some construction funds totaling \$1,028,448.76.

On MOTION by Mr. Rosser, 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 through the month of September and were included in the agenda package for review and there was no action required.

**iii. Presentation of Updated Voter Numbers – 244**

Ms. Burns stated the current number of registered voters as of April 15<sup>th</sup> in the District is at 244.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION A

# SECTION 1

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; 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, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on January 23, 2024; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein.

**SECTION 2.** The District hereby adopts the Rules, attached hereto as **Exhibit A**.

**SECTION 3.** If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 23rd day of January 2024.

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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**In accordance with Chapter 190, Florida Statutes, and on January 23, 2024, at a duly noticed public meeting, the Board of Supervisors of the Cypress Park Estates Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.**

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**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 Rule 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 rules 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 Overnight 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 shall be enforced consistent with this Rule. Further rulemaking procedures shall not be required to expand or contract such Tow-Away Zones or Designated Parking Areas so long as signage is consistent with Florida law.

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

Effective date: January 23, 2024

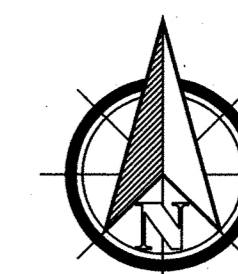
**EXHIBIT A**  
*Designated Parking Areas*



# 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

## Custom: Street Parking Plan Ver 1.75



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)
- Nu./# = 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



### TYPICAL SETBACKS

- FRONT - 15'
- GARAGE - 20'
- REAR - 10'
- SIDE - 6' (FOR 50' & 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.
- TRACTS C, D, E, K, L AND O ARE OPEN SPACE, DRAINAGE, AND DRAINAGE / RETENTION AREAS, TO BE OWNED AND MAINTAINED BY THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT.
- TRACT F IS OPEN SPACE, RECREATION AND DRAINAGE AREA, TO BE OWNED AND MAINTAINED BY THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT.
- TRACT V IS A LIFT STATION TRACT, DEDICATED TO THE CITY OF HAINES CITY FOR OWNERSHIP AND MAINTENANCE.

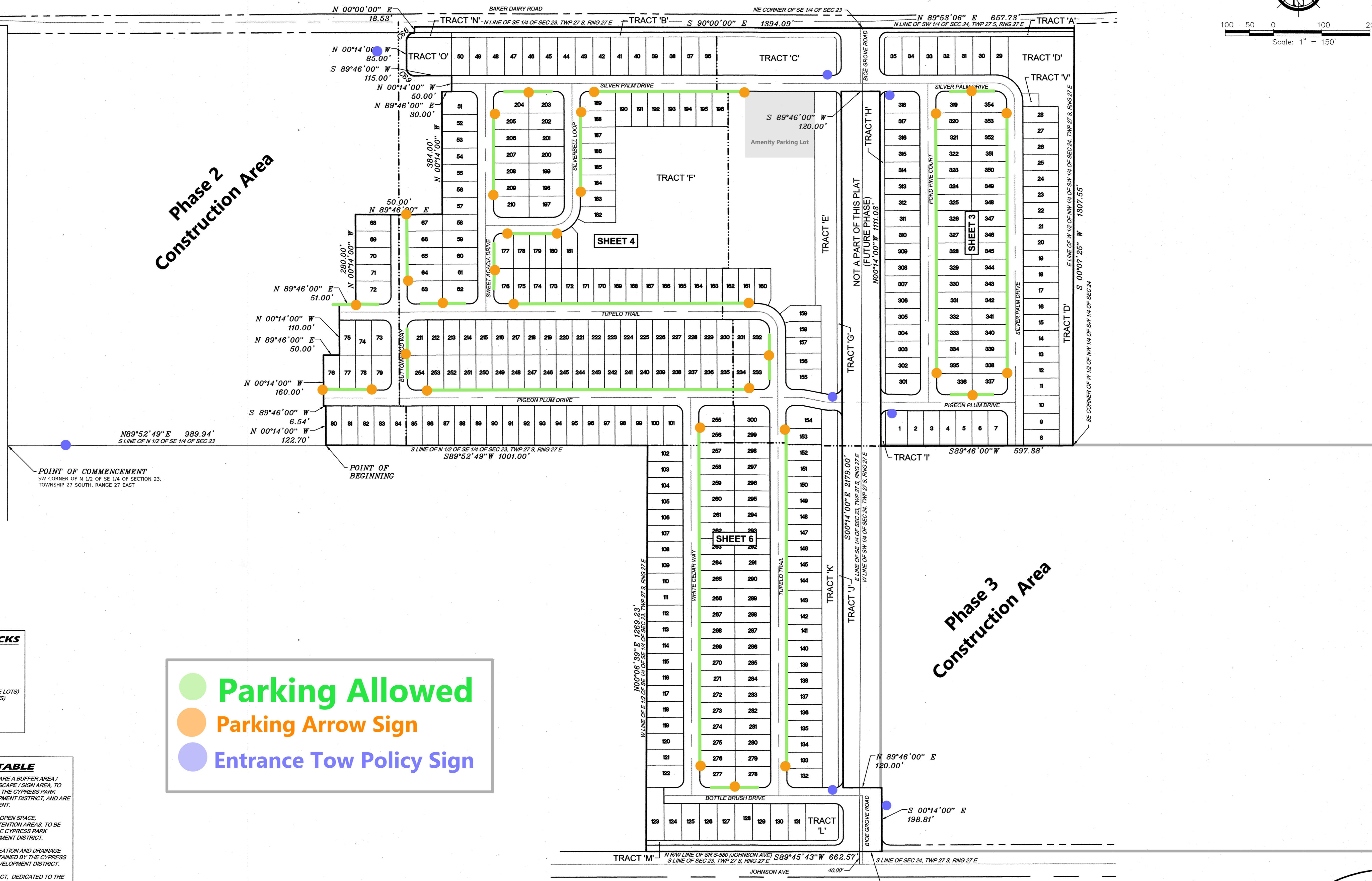
### NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Phase 2  
Construction Area

Phase 3  
Construction Area

**Parking Allowed**  
**Parking Arrow Sign**  
**Entrance Tow Policy Sign**



### 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 2

# Proposal #307b



## Governmental Management Services

Maintenance Services

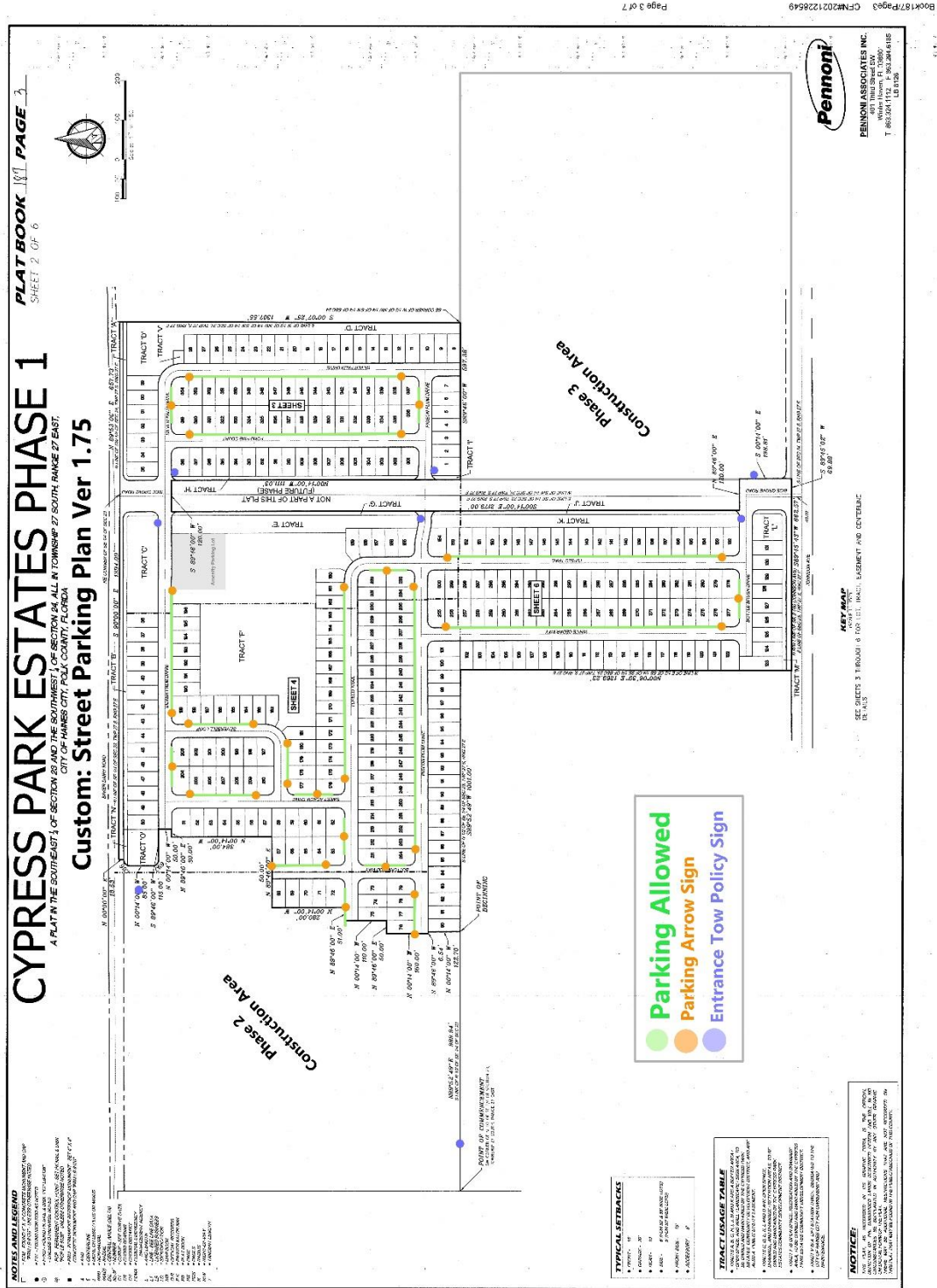
<b>Bill To/District:</b> Cypress Park Estates CDD	<b>Prepared By:</b> Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
<b>Job name and Description</b>	
<b><u>Cypress Park Estates CDD – Custom Parking Plan Signs</u></b>	
<ul style="list-style-type: none"> <li>- Proposal is for delivery and installation of the following:</li> <li>- Qty_ 33 Parking Allowed arrow signs.</li> <li>- Qty_8 Tow Policy signs.</li> </ul>	

Qty	Description	Unit Price	Line Total
	Labor		\$2,280.00
	Mobilization		\$195.00
	Equipment		\$225.00
	Materials		\$4,921.07
<b>Total Due:</b>			<b>\$7,621.07</b>

# Proposal #307b

## Notes:

Placements of signs will be based on onsite conditions. Final signs design is subject to changes as needed.



# SECTION V



This instrument was prepared by:

Jennifer Kilinski, Esq.  
Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

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**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MASTER SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD  
(Master Debt Assessments)**

**PLEASE TAKE NOTICE** that the Board of Supervisors of the Cypress Park Estates Community Development District (“**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, previously adopted Resolution Nos. 2020-24 and 2020-28 (together, “**Master Assessment Resolutions**”). The Master Assessment Resolutions levy and impose one or more non-ad valorem, debt service special assessment lien(s) (“**Master Assessments**”), which are levied on the property described in **Exhibit A** (“**Master Assessment Area**”) and are intended to secure the District’s repayment of debt service on future special assessment bonds (“**Master Bonds**”). Such Master Bonds are intended to finance all or a portion of the District’s master capital improvement plan, which is defined in the Master Assessment Resolutions and described in the *Cypress Park Estates Community Development District Engineer’s Report for Capital Improvements*, dated December 11, 2019, as may be amended or supplemented from time to time (“**Master Engineer’s Report**”). The Master Assessments are further described in the *Master Assessment Methodology Report*, dated December 11, 2019 (“**Master Assessment Report**”).

A copy of the Master Engineer’s Report, Master Assessment Report and Master Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District’s Manager by mail at c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, Florida 32801, or by phone at (407) 841-5524.

The Master Assessments were legally and validly determined and levied in accordance with all applicable requirements of Florida law and constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Master Assessments, the Assessment Resolutions require that certain “True-Up Payments” be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective even if the District undergoes merger, boundary amendment, or name change. Further, this notice shall constitute a lien of record under Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE ASSESSMENT AREA. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE**

DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice shall be effective as of the 27<sup>th</sup> day of November 2023 and shall be recorded in the Public Records of Polk County, Florida.

WITNESSES

CYPRESS PARK ESTATES  
COMMUNITY DEVELOPMENT DISTRICT

By: B. Brooks  
Name: Brittany Brooks

By: Jillian Burns  
Name: Jillian Burns  
Title: District Manager

By: Iman Sakalla  
Name: Iman Sakalla

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27<sup>th</sup> day of November 2023, by Jillian Burns, as District Manager of the **Cypress Park Estates Community Development District**, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

Samantha Hoxie  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Samantha Hoxie  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



## EXHIBIT A

### Legal Description of Master Assessment Area (District Boundaries)

A portion of the Southwest 1/4 of Section 24, Township 27 South, Range 27 East, Polk County, Florida, being described as follows:

Commence at the southwest corner of said Section 24; thence North 00°09'36" East along the west line of said Section 24, a distance of 40.00 feet to a point on the northerly right-of-way line of County Road S-580 (Johnson Avenue) per Florida Department of Transportation right-of-way map section number 16840-2601 and the Point of Beginning; thence North 89°45'02" East along the said northerly right-of-way line, 659.37 feet to the east line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 24; thence departing the said northerly right-of-way line North 00°07'25" East along said east line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 24, a distance of 1266.64 feet to the north line of said West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 24; thence South 89°51'27" West along said north line of said West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 24, a distance of 658.56 feet to aforesaid west line said Section 24; thence South 00°09'36" West along said west line of Section 24, a distance of 1267.87 feet to the Point of Beginning.

A portion of the Southwest 1/4 of Section 23 and the Southwest 1/4 of Section 24 all being in, Township 27 South, Range 27 East, Polk County, Florida, being described as follows:

Begin at the northwest corner of the Southeast 1/4 of said Section 23; thence South 90°00'00" East along the north line of the Southeast 1/4 of said Section 23, a distance of 232.51 feet to the southerly maintained right-of-way line of Baker Dairy Road as shown in County Map Book 18, Pages 6-21; thence along the said southerly right-of-way line the following three (3) courses and distances: (1) South 88°42'12" East, 62.50 feet; (2) North 89°44'58" East, 303.66 feet; (3) North 88°15'07" East, 2.82 feet to said north line of the Southeast 1/4 of Section 23; thence departing the said southerly right-of-way line South 90°00'00" East along said north line of the Southeast 1/4 of Section 23, a distance of 2057.58 feet to the northwest corner of the Southwest 1/4 of said Section 24; thence North 89°53'06" East along the north line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, a distance of 657.73 feet to the east line of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 24; thence South 00°07'25" West along the said east line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4, a distance of 1307.55 feet to the northwest corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 24; thence North 89°51'27" East along the north line of said East 1/2 of the Southwest 1/4 of the Southwest 1/4, a distance of 658.56 feet to the east line of the Southwest 1/4 of the Southwest 1/4 of said Section 24; thence South 00°05'15" West along the said east line of the Southwest 1/4 of the Southwest 1/4, a distance of 1265.40 feet to the northerly right-of-way line of County Road S-580 (Johnson Avenue) per Florida Department of Transportation right-of-way map section number 16840-2601; thence South 89°45'02" West along the said northerly right-of-way line, 659.37 feet to the west line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 24; thence North 00°07'25" East along the said west line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4, a distance of 1266.64 feet to the said northwest corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 24; thence South 89°51'27" West along the north line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 24; a distance of 658.56 feet to the west line said Section 24; thence South 00°09'36" West along said west line of Section 24, a distance of 1267.87 feet said northerly right-of-way line; thence along said northerly right-of-way

{Legal Description Continues}

line South 89°45'43" West, 662.57 feet to the west line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23; thence North 00°06'39" East along the said west line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, a distance of 1269.23 feet to the south line of the North 1/2 of the Southeast 1/4 of said Section 23; thence South 89°52'49" West along the said south line of the North 1/2 of the Southeast 1/4, a distance of 1990.94 feet to the west line of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence North 00°02'08" West along the said west line of the Northwest 1/4 of the Southeast 1/4, a distance of 1313.42 feet to the Point of Beginning.

# SECTION VI



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Cypress Park Estates Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

- 1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The agency, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on January 1, 2024, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: [Handwritten Signature]
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2023

Agency: \_\_\_\_\_
Signature: \_\_\_\_\_
Print: \_\_\_\_\_
Title: \_\_\_\_\_
Date: \_\_\_\_\_

Please email the signed agreement to pataxroll@polk-county.net.

# SECTION VII

# SECTION A



# **REBATE REPORT**

**\$7,770,000**

**Cypress Park Estates Community Development Authority**

**(City of Haines City, Florida)**

**Special Assessment Bonds, Series 2020**

**(Assessment Area 1 Project)**

**Dated: November 12, 2020**  
**Delivered: November 12, 2020**

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**Rebate Report to the Computation Date**  
**November 12, 2025**  
**Reflecting Activity To**  
**October 31, 2023**



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**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](http://www.amteccorp.com)

November 7, 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: \$7,770,000 Cypress Park Estates Community Development District (City of Haines City, Florida), Special Assessment Bonds, Series 2020 (Assessment Area 1 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 Rebatale 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 Rebatale 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 Rebatale Arbitrage.

We have scheduled our next Report as of October 31, 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

David G. Mancuso, CPA, MBA  
Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

For the November 12, 2025 Computation Date  
Reflecting Activity from November 12, 2020 through October 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Account	0.015676%	387.63	(116,545.39)
Reserve Account	1.280407%	14,758.28	(35,479.06)
Interest Account	0.005981%	12.41	(9,759.37)
<b>Totals</b>	<b>0.394390%</b>	<b>\$15,158.32</b>	<b>\$(161,783.82)</b>
<b>Bond Yield</b>	<b>3.971132%</b>		
Rebate Computation Credits			(4,142.32)
		<b>Net Rebatable Arbitrage</b>	<b>\$(165,926.14)</b>

**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 November 12, 2020, the date of the closing, to October 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of November 12, 2025.
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 November 12, 2020 and October 31, 2023, the District made periodic payments into the Revenue Account, Interest Account and Sinking Account (collectively, 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 1/12<sup>th</sup> 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**

November 12, 2025.

### **7. Computation Period**

The period beginning on November 12, 2020, the date of the closing, and ending on October 31, 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
Revenue	229427000
Interest	229427001
Sinking	229427002
Reserve	229427003
Prepayment	229427004
Acquisition and Construction	229427005

# **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 October 31, 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 November 12, 2025. 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 November 12, 2025, is the Rebateable Arbitrage.

**\$7,770,000**  
**Cypress Park Estates Community Development District**  
**(City of Haines City, Florida)**  
**Special Assessment Bonds, Series 2020**  
**(Assessment Area 1 Project)**  
**Delivered: November 12, 2020**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$7,770,000.00</b>
<b>Less Original Issue Discount</b>	<b>-71,478.65</b>
<b>Total</b>	<b>\$7,698,521.35</b>

<b>Uses of Funds</b>	
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<b>Acquisition and Construction Account</b>	<b>\$6,621,762.92</b>
<b>Reserve Account</b>	<b>442,500.00</b>
<b>Interest Account</b>	<b>283,762.45</b>
<b>Costs of Issuance</b>	<b>195,095.98</b>
<b>Underwriter's Discount</b>	<b>155,400.00</b>
<b>Total</b>	<b>\$7,698,521.35</b>



## PROOF OF ARBITRAGE YIELD

\$7,770,000

Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)

Date	Debt Service	Present Value to 11/12/2020 @ 3.9711315114%
05/01/2021	137,409.32	134,896.07
11/01/2021	146,353.13	140,879.05
05/01/2022	296,353.13	279,714.64
11/01/2022	144,384.38	133,624.84
05/01/2023	299,384.38	271,679.83
11/01/2023	142,350.00	126,662.20
05/01/2024	297,350.00	259,429.16
11/01/2024	140,315.63	120,037.84
05/01/2025	300,315.63	251,913.45
11/01/2025	138,215.63	113,682.04
05/01/2026	303,215.63	244,538.70
11/01/2026	135,534.38	107,178.28
05/01/2027	305,534.38	236,907.43
11/01/2027	132,771.88	100,945.27
05/01/2028	307,771.88	229,440.51
11/01/2028	129,928.13	94,974.20
05/01/2029	314,928.13	225,722.68
11/01/2029	126,921.88	89,199.32
05/01/2030	316,921.88	218,392.92
11/01/2030	123,834.38	83,673.68
05/01/2031	318,834.38	211,238.98
11/01/2031	120,056.25	77,992.88
05/01/2032	325,056.25	207,057.05
11/01/2032	116,084.38	72,504.77
05/01/2033	326,084.38	199,702.76
11/01/2033	112,015.63	67,265.75
05/01/2034	332,015.63	195,494.79
11/01/2034	107,753.13	62,211.09
05/01/2035	337,753.13	191,204.72
11/01/2035	103,296.88	57,338.69
05/01/2036	343,296.88	186,849.39
11/01/2036	98,646.88	52,646.13
05/01/2037	343,646.88	179,827.79
11/01/2037	93,900.00	48,180.50
05/01/2038	348,900.00	175,536.71
11/01/2038	88,959.38	43,885.40
05/01/2039	353,959.38	171,215.46
11/01/2039	83,825.00	39,757.99
05/01/2040	363,825.00	169,201.68
11/01/2040	78,400.00	35,751.11
05/01/2041	368,400.00	164,723.04
11/01/2041	72,600.00	31,829.71
05/01/2042	372,600.00	160,177.00
11/01/2042	66,600.00	28,073.26
05/01/2043	381,600.00	157,720.54
11/01/2043	60,300.00	24,437.60
05/01/2044	385,300.00	153,109.27
11/01/2044	53,800.00	20,962.64
05/01/2045	393,800.00	150,452.97
11/01/2045	47,000.00	17,606.95
05/01/2046	402,000.00	147,663.68
11/01/2046	39,900.00	14,370.83
05/01/2047	404,900.00	142,994.06
11/01/2047	32,600.00	11,288.83
05/01/2048	417,600.00	141,792.51
11/01/2048	24,900.00	8,289.98
05/01/2049	424,900.00	138,708.19

PROOF OF ARBITRAGE YIELD

\$7,770,000

Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)

Date	Debt Service	Present Value to 11/12/2020 @ 3.9711315114%
11/01/2049	16,900.00	5,409.58
05/01/2050	431,900.00	135,556.75
11/01/2050	8,600.00	2,646.66
05/01/2051	438,600.00	132,351.59
	13,480,903.22	7,698,521.35

Proceeds Summary

Delivery date	11/12/2020
Par Value	7,770,000.00
Premium (Discount)	-71,478.65
Target for yield calculation	7,698,521.35

## BOND DEBT SERVICE

\$7,770,000

Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/12/2020					
05/01/2021			137,409.32	137,409.32	137,409.32
11/01/2021			146,353.13	146,353.13	
05/01/2022	150,000	2.625%	146,353.13	296,353.13	442,706.26
11/01/2022			144,384.38	144,384.38	
05/01/2023	155,000	2.625%	144,384.38	299,384.38	443,768.76
11/01/2023			142,350.00	142,350.00	
05/01/2024	155,000	2.625%	142,350.00	297,350.00	439,700.00
11/01/2024			140,315.63	140,315.63	
05/01/2025	160,000	2.625%	140,315.63	300,315.63	440,631.26
11/01/2025			138,215.63	138,215.63	
05/01/2026	165,000	3.250%	138,215.63	303,215.63	441,431.26
11/01/2026			135,534.38	135,534.38	
05/01/2027	170,000	3.250%	135,534.38	305,534.38	441,068.76
11/01/2027			132,771.88	132,771.88	
05/01/2028	175,000	3.250%	132,771.88	307,771.88	440,543.76
11/01/2028			129,928.13	129,928.13	
05/01/2029	185,000	3.250%	129,928.13	314,928.13	444,856.26
11/01/2029			126,921.88	126,921.88	
05/01/2030	190,000	3.250%	126,921.88	316,921.88	443,843.76
11/01/2030			123,834.38	123,834.38	
05/01/2031	195,000	3.875%	123,834.38	318,834.38	442,668.76
11/01/2031			120,056.25	120,056.25	
05/01/2032	205,000	3.875%	120,056.25	325,056.25	445,112.50
11/01/2032			116,084.38	116,084.38	
05/01/2033	210,000	3.875%	116,084.38	326,084.38	442,168.76
11/01/2033			112,015.63	112,015.63	
05/01/2034	220,000	3.875%	112,015.63	332,015.63	444,031.26
11/01/2034			107,753.13	107,753.13	
05/01/2035	230,000	3.875%	107,753.13	337,753.13	445,506.26
11/01/2035			103,296.88	103,296.88	
05/01/2036	240,000	3.875%	103,296.88	343,296.88	446,593.76
11/01/2036			98,646.88	98,646.88	
05/01/2037	245,000	3.875%	98,646.88	343,646.88	442,293.76
11/01/2037			93,900.00	93,900.00	
05/01/2038	255,000	3.875%	93,900.00	348,900.00	442,800.00
11/01/2038			88,959.38	88,959.38	
05/01/2039	265,000	3.875%	88,959.38	353,959.38	442,918.76
11/01/2039			83,825.00	83,825.00	
05/01/2040	280,000	3.875%	83,825.00	363,825.00	447,650.00
11/01/2040			78,400.00	78,400.00	
05/01/2041	290,000	4.000%	78,400.00	368,400.00	446,800.00
11/01/2041			72,600.00	72,600.00	
05/01/2042	300,000	4.000%	72,600.00	372,600.00	445,200.00
11/01/2042			66,600.00	66,600.00	
05/01/2043	315,000	4.000%	66,600.00	381,600.00	448,200.00
11/01/2043			60,300.00	60,300.00	
05/01/2044	325,000	4.000%	60,300.00	385,300.00	445,600.00
11/01/2044			53,800.00	53,800.00	
05/01/2045	340,000	4.000%	53,800.00	393,800.00	447,600.00
11/01/2045			47,000.00	47,000.00	
05/01/2046	355,000	4.000%	47,000.00	402,000.00	449,000.00
11/01/2046			39,900.00	39,900.00	
05/01/2047	365,000	4.000%	39,900.00	404,900.00	444,800.00
11/01/2047			32,600.00	32,600.00	
05/01/2048	385,000	4.000%	32,600.00	417,600.00	450,200.00
11/01/2048			24,900.00	24,900.00	
05/01/2049	400,000	4.000%	24,900.00	424,900.00	449,800.00

## BOND DEBT SERVICE

\$7,770,000

Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			16,900.00	16,900.00	
05/01/2050	415,000	4.000%	16,900.00	431,900.00	448,800.00
11/01/2050			8,600.00	8,600.00	
05/01/2051	430,000	4.000%	8,600.00	438,600.00	447,200.00
	7,770,000		5,710,903.22	13,480,903.22	13,480,903.22

\$7,770,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)  
 Acquisition and Construction Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.971132%)
11/12/20	Beg Bal	-6,621,762.92	-8,060,476.61
11/12/20		54,592.16	66,453.43
11/13/20		447,756.32	544,981.03
11/16/20		2,871.50	3,493.87
12/07/20		3,832.55	4,652.53
12/15/20		587,987.68	713,164.79
12/15/20		646.80	784.50
12/15/20		168,498.27	204,369.98
12/15/20		2,533.75	3,073.16
12/15/20		247,544.33	300,244.21
12/15/20		126,153.00	153,009.80
12/21/20		-101,229.68	-122,700.10
12/22/20		34,421.85	41,718.03
12/24/20		-17,910.00	-21,701.53
12/30/20		415.00	502.53
12/30/20		807.50	977.81
12/30/20		1,892.50	2,291.64
01/08/21		355,044.48	429,549.65
01/12/21		-420,819.63	-508,905.15
01/13/21		1,585.00	1,916.56
01/15/21		16,312.16	19,720.14
01/21/21		46,944.09	56,714.60
01/29/21		155,053.00	187,160.67
01/29/21		71,340.16	86,112.96
02/10/21		233,800.25	281,875.67
02/10/21		384,769.73	463,888.40
02/11/21		65,751.52	79,263.09
02/11/21		446,169.78	537,855.15
02/25/21		118,913.22	143,130.17
02/25/21		-144,051.56	-173,387.99
02/25/21		1,437.50	1,730.25
03/02/21		208,095.95	250,283.73
03/02/21		7,944.00	9,554.51
03/10/21		2,059.47	2,474.83
03/10/21		1,829.70	2,198.72
03/16/21		55,057.20	66,117.89
03/17/21		823.00	988.23
03/18/21		-248,264.38	-298,074.22
03/26/21		7,115.80	8,536.00
03/31/21		5,858.00	7,024.09
03/31/21		754,909.87	905,181.89
03/31/21		33,395.48	40,043.17
04/01/21		-46,944.09	-56,282.61
04/01/21		2,453.00	2,940.97
04/01/21		46,944.09	56,282.61
04/12/21		852.50	1,020.86
04/12/21		555.50	665.21

\$7,770,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)  
 Acquisition and Construction Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.971132%)
04/12/21		6,295.20	7,538.43
04/23/21		20,606.00	24,645.83
04/23/21		135,304.00	161,830.48
04/23/21		7,020.00	8,396.28
04/27/21		-32,505.28	-38,860.99
05/04/21		146,545.50	175,065.42
05/04/21		825,685.52	986,376.12
05/04/21		31,296.06	37,386.74
05/05/21		3,431.44	4,098.80
05/06/21		13,167.75	15,726.95
05/20/21		615.00	733.41
06/16/21		81,595.80	97,029.39
06/16/21		76,753.60	91,271.31
06/16/21		39,120.07	46,519.51
06/16/21		212,343.60	252,507.74
06/16/21		6,396.46	7,606.33
06/21/21		811.85	964.88
06/21/21		20,227.00	24,039.74
06/21/21		73,765.64	87,670.29
06/21/21		65,733.50	78,124.11
06/25/21		750.00	890.98
06/25/21		23,472.04	27,884.28
06/28/21		-45,822.65	-54,418.49
07/01/21		541.50	642.87
07/06/21		410.00	486.49
07/06/21		136,937.72	162,483.72
07/06/21		452,640.31	537,081.26
07/06/21		2,956.25	3,507.74
07/06/21		76,696.84	91,004.79
07/21/21		1,716.73	2,033.65
07/26/21		12,574.98	14,888.31
08/10/21		49,872.13	58,956.52
08/10/21		60,780.00	71,851.30
08/10/21		130,253.81	153,980.01
08/17/21		156,936.60	185,381.37
01/11/22		101,230.45	117,712.35
01/20/23		-221,250.00	-247,109.70
01/30/23		221,250.55	246,840.55
10/31/23	Bal	245.24	265.65
10/31/23	Acc	1.02	1.10
-----			
11/12/25	TOTALS:	387.63	-116,545.39
-----			

ISSUE DATE:	11/12/20	REBATABLE ARBITRAGE:	-116,545.39
COMP DATE:	11/12/25	NET INCOME:	387.63
BOND YIELD:	3.971132%	TAX INV YIELD:	0.015676%

\$7,770,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)  
 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.971132%)
11/12/20	Beg Bal	-442,500.00	-538,642.19
12/02/20		1.39	1.69
01/05/21		2.26	2.74
02/02/21		2.25	2.72
03/02/21		2.04	2.45
04/02/21		2.25	2.70
05/04/21		2.19	2.62
06/02/21		2.25	2.68
07/02/21		2.18	2.59
08/03/21		2.25	2.66
09/02/21		2.26	2.67
10/04/21		2.18	2.56
11/02/21		2.25	2.64
12/02/21		2.19	2.56
12/30/21		0.04	0.05
01/04/22		2.25	2.62
02/02/22		2.25	2.61
03/02/22		2.03	2.35
04/04/22		2.27	2.62
05/03/22		2.18	2.50
06/02/22		111.55	127.73
07/05/22		254.72	290.62
08/02/22		444.71	505.89
09/02/22		669.90	759.56
10/04/22		765.26	864.66
11/02/22		1,002.32	1,129.05
12/02/22		1,221.50	1,371.44
01/04/23		1,380.03	1,544.02
01/20/23		221,250.00	247,109.70
02/02/23		1,183.76	1,320.39
03/02/23		704.20	782.91
04/04/23		796.02	881.90
05/02/23		803.83	887.83
06/02/23		874.48	962.71
07/05/23		855.92	938.89
08/02/23		894.28	978.07
09/05/23		928.53	1,011.88
10/03/23		899.17	976.89
10/31/23	MMkt Bal	221,250.00	239,666.52
10/31/23	MMkt Acc	929.14	1,006.48
-----			
11/12/25	TOTALS:	14,758.28	-35,479.06
-----			

ISSUE DATE: 11/12/20      REBATABLE ARBITRAGE: -35,479.06  
 COMP DATE: 11/12/25      NET INCOME: 14,758.28  
 BOND YIELD: 3.971132%      TAX INV YIELD: 1.280407%

\$7,770,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)  
 Interest Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.971132%)
11/12/20	Beg Bal	-283,762.45	-345,415.66
12/02/20		0.89	1.08
01/05/21		1.45	1.75
02/02/21		1.44	1.74
03/02/21		1.31	1.58
04/02/21		1.44	1.73
05/03/21		137,409.33	164,169.15
05/04/21		1.40	1.67
06/02/21		0.79	0.94
06/22/21		-394.14	-468.38
07/02/21		0.72	0.85
08/03/21		0.75	0.89
09/02/21		0.75	0.88
10/04/21		0.72	0.85
11/01/21		146,353.13	171,487.91
11/02/21		0.75	0.88
05/02/22		-145,959.00	-167,678.05
05/02/22		146,353.13	168,130.83
-----			
11/12/25	TOTALS:	12.41	-9,759.37
-----			

ISSUE DATE:	11/12/20	REBATABLE ARBITRAGE:	-9,759.37
COMP DATE:	11/12/25	NET INCOME:	12.41
BOND YIELD:	3.971132%	TAX INV YIELD:	0.005981%



\$7,770,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 1 Project)  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.971132%)
11/12/21		-1,780.00	-2,083.19
11/12/22		-1,830.00	-2,059.13
-----			
11/12/25	TOTALS:	-3,610.00	-4,142.32
-----			

ISSUE DATE: 11/12/20      REBATABLE ARBITRAGE: -4,142.32  
 COMP DATE: 11/12/25  
 BOND YIELD: 3.971132%

# SECTION B

# **REBATE REPORT**

**\$1,185,000**

**Cypress Park Estates Community Development Authority**

**(City of Haines City, Florida)**

**Special Assessment Bonds, Series 2020**

**(Assessment Area 2 – 2020 Project)**

**Dated: November 12, 2020**  
**Delivered: November 12, 2020**

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**Rebate Report to the Computation Date**  
**November 12, 2025**  
**Reflecting Activity To**  
**October 31, 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](http://www.amteccorp.com)

November 7, 2023

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

Re: \$1,185,000 Cypress Park Estates Community Development District (City of Haines City, Florida), Special Assessment Bonds, Series 2020 (Assessment Area 2 - 2020 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 Rebatable 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 Rebatable 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 Rebatable Arbitrage.

We have scheduled our next Report as of October 31, 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

David G. Mancuso, CPA, MBA  
Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

For the November 12, 2025 Computation Date  
Reflecting Activity from November 12, 2020 through October 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Account	0.064938%	617.99	(46,119.37)
Reserve Account	1.604844%	3,322.39	(5,994.55)
Interest Account	0.006006%	2.05	(1,683.14)
<b>Totals</b>	<b>0.329815%</b>	<b>\$3,942.43</b>	<b>\$(53,797.06)</b>
<b>Bond Yield</b>	<b>4.134312%</b>		
Rebate Computation Credits			(4,165.60)
		<b>Net Rebatable Arbitrage</b>	<b>\$(57,962.66)</b>

**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 November 12, 2020, the date of the closing, to October 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of November 12, 2025.
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 November 12, 2020 and October 31, 2023, the District made periodic payments into the Revenue Account, Interest Account and Sinking Account (collectively, 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 1/12<sup>th</sup> 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**

November 12, 2025.

### **7. Computation Period**

The period beginning on November 12, 2020, the date of the closing, and ending on October 31, 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:

<b>Fund</b>	<b>Account Number</b>
Revenue	253204000
Interest	253204001
Sinking	253204002
Reserve	253204003
Prepayment	253204004
Acquisition and Construction	253204005



## **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 October 31, 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 November 12, 2025. 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 November 12, 2025, is the Rebateable Arbitrage.

**\$1,185,000**  
**Cypress Park Estates Community Development District**  
**(City of Haines City, Florida)**  
**Special Assessment Bonds, Series 2020**  
**(Assessment Area 2 - 2020 Project)**  
**Delivered: November 12, 2020**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$1,185,000.00</b>
<b>Original Issue Discount</b>	<b>-7,768.20</b>
<b>Total</b>	<b>\$1,177,231.80</b>

<b>Uses of Funds</b>	
----------------------	--

<b>Acquisition and Construction Account</b>	<b>\$1,005,936.71</b>
<b>Reserve Account</b>	<b>71,156.26</b>
<b>Interest Account</b>	<b>46,684.81</b>
<b>Costs of Issuance</b>	<b>29,754.02</b>
<b>Underwriter's Discount</b>	<b>23,700.00</b>
<b>Total</b>	<b>\$1,177,231.80</b>

## PROOF OF ARBITRAGE YIELD

\$1,185,000

Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 2 - 2020 Project)

Date	Debt Service	Present Value to 11/12/2020 @ 4.1343115166%
05/01/2021	22,606.68	22,176.54
11/01/2021	24,078.13	23,141.62
05/01/2022	44,078.13	41,505.74
11/01/2022	23,678.13	21,844.72
05/01/2023	43,678.13	39,479.99
11/01/2023	23,278.13	20,614.61
05/01/2024	43,278.13	37,549.96
11/01/2024	22,878.13	19,448.02
05/01/2025	47,878.13	39,875.50
11/01/2025	22,378.13	18,260.25
05/01/2026	47,378.13	37,876.93
11/01/2026	21,878.13	17,136.46
05/01/2027	46,878.13	35,974.53
11/01/2027	21,378.13	16,073.43
05/01/2028	46,378.13	34,163.79
11/01/2028	20,878.13	15,068.10
05/01/2029	50,878.13	35,975.92
11/01/2029	20,278.13	14,048.27
05/01/2030	50,278.13	34,126.20
11/01/2030	19,678.13	13,085.99
05/01/2031	49,678.13	32,366.97
11/01/2031	19,078.13	12,178.30
05/01/2032	49,078.13	30,693.95
11/01/2032	18,478.13	11,322.35
05/01/2033	48,478.13	29,103.05
11/01/2033	17,878.13	10,515.47
05/01/2034	52,878.13	30,471.71
11/01/2034	17,178.13	9,698.63
05/01/2035	52,178.13	28,862.71
11/01/2035	16,478.13	8,930.39
05/01/2036	51,478.13	27,333.76
11/01/2036	15,778.13	8,208.17
05/01/2037	55,778.13	28,429.46
11/01/2037	14,978.13	7,479.56
05/01/2038	54,978.13	26,898.16
11/01/2038	14,178.13	6,796.19
05/01/2039	54,178.13	25,443.95
11/01/2039	13,378.13	6,155.59
05/01/2040	58,378.13	26,317.14
11/01/2040	12,478.13	5,511.27
05/01/2041	57,478.13	24,872.48
11/01/2041	11,550.00	4,896.80
05/01/2042	56,550.00	23,489.68
11/01/2042	10,621.88	4,322.75
05/01/2043	60,621.88	24,171.40
11/01/2043	9,590.63	3,746.57
05/01/2044	59,590.63	22,807.54
11/01/2044	8,559.38	3,209.64
05/01/2045	63,559.38	23,351.14
11/01/2045	7,425.00	2,672.63
05/01/2046	62,425.00	22,014.81
11/01/2046	6,290.63	2,173.52
05/01/2047	61,290.63	20,748.11
11/01/2047	5,156.25	1,710.14
05/01/2048	65,156.25	21,172.32
11/01/2048	3,918.75	1,247.60
05/01/2049	63,918.75	19,937.40

## PROOF OF ARBITRAGE YIELD

\$1,185,000

Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 2 - 2020 Project)

Date	Debt Service	Present Value to 11/12/2020 @ 4.1343115166%
11/01/2049	2,681.25	819.39
05/01/2050	67,681.25	20,264.54
11/01/2050	1,340.63	393.27
05/01/2051	66,340.63	19,066.71
	2,102,400.68	1,177,231.80

Proceeds Summary

Delivery date	11/12/2020
Par Value	1,185,000.00
Premium (Discount)	-7,768.20
Target for yield calculation	1,177,231.80

## BOND DEBT SERVICE

\$1,185,000

Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 2 - 2020 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/12/2020					
05/01/2021			22,606.68	22,606.68	22,606.68
11/01/2021			24,078.13	24,078.13	
05/01/2022	20,000	4.000%	24,078.13	44,078.13	68,156.26
11/01/2022			23,678.13	23,678.13	
05/01/2023	20,000	4.000%	23,678.13	43,678.13	67,356.26
11/01/2023			23,278.13	23,278.13	
05/01/2024	20,000	4.000%	23,278.13	43,278.13	66,556.26
11/01/2024			22,878.13	22,878.13	
05/01/2025	25,000	4.000%	22,878.13	47,878.13	70,756.26
11/01/2025			22,378.13	22,378.13	
05/01/2026	25,000	4.000%	22,378.13	47,378.13	69,756.26
11/01/2026			21,878.13	21,878.13	
05/01/2027	25,000	4.000%	21,878.13	46,878.13	68,756.26
11/01/2027			21,378.13	21,378.13	
05/01/2028	25,000	4.000%	21,378.13	46,378.13	67,756.26
11/01/2028			20,878.13	20,878.13	
05/01/2029	30,000	4.000%	20,878.13	50,878.13	71,756.26
11/01/2029			20,278.13	20,278.13	
05/01/2030	30,000	4.000%	20,278.13	50,278.13	70,556.26
11/01/2030			19,678.13	19,678.13	
05/01/2031	30,000	4.000%	19,678.13	49,678.13	69,356.26
11/01/2031			19,078.13	19,078.13	
05/01/2032	30,000	4.000%	19,078.13	49,078.13	68,156.26
11/01/2032			18,478.13	18,478.13	
05/01/2033	30,000	4.000%	18,478.13	48,478.13	66,956.26
11/01/2033			17,878.13	17,878.13	
05/01/2034	35,000	4.000%	17,878.13	52,878.13	70,756.26
11/01/2034			17,178.13	17,178.13	
05/01/2035	35,000	4.000%	17,178.13	52,178.13	69,356.26
11/01/2035			16,478.13	16,478.13	
05/01/2036	35,000	4.000%	16,478.13	51,478.13	67,956.26
11/01/2036			15,778.13	15,778.13	
05/01/2037	40,000	4.000%	15,778.13	55,778.13	71,556.26
11/01/2037			14,978.13	14,978.13	
05/01/2038	40,000	4.000%	14,978.13	54,978.13	69,956.26
11/01/2038			14,178.13	14,178.13	
05/01/2039	40,000	4.000%	14,178.13	54,178.13	68,356.26
11/01/2039			13,378.13	13,378.13	
05/01/2040	45,000	4.000%	13,378.13	58,378.13	71,756.26
11/01/2040			12,478.13	12,478.13	
05/01/2041	45,000	4.125%	12,478.13	57,478.13	69,956.26
11/01/2041			11,550.00	11,550.00	
05/01/2042	45,000	4.125%	11,550.00	56,550.00	68,100.00
11/01/2042			10,621.88	10,621.88	
05/01/2043	50,000	4.125%	10,621.88	60,621.88	71,243.76
11/01/2043			9,590.63	9,590.63	
05/01/2044	50,000	4.125%	9,590.63	59,590.63	69,181.26
11/01/2044			8,559.38	8,559.38	
05/01/2045	55,000	4.125%	8,559.38	63,559.38	72,118.76
11/01/2045			7,425.00	7,425.00	
05/01/2046	55,000	4.125%	7,425.00	62,425.00	69,850.00
11/01/2046			6,290.63	6,290.63	
05/01/2047	55,000	4.125%	6,290.63	61,290.63	67,581.26
11/01/2047			5,156.25	5,156.25	
05/01/2048	60,000	4.125%	5,156.25	65,156.25	70,312.50
11/01/2048			3,918.75	3,918.75	
05/01/2049	60,000	4.125%	3,918.75	63,918.75	67,837.50

## BOND DEBT SERVICE

\$1,185,000

Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 2 - 2020 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			2,681.25	2,681.25	
05/01/2050	65,000	4.125%	2,681.25	67,681.25	70,362.50
11/01/2050			1,340.63	1,340.63	
05/01/2051	65,000	4.125%	1,340.63	66,340.63	67,681.26
	1,185,000		917,400.68	2,102,400.68	2,102,400.68

\$1,185,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 2 - 2020 Project)  
 Acquisition and Construction Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.134312%)
11/12/20	Beg Bal	-1,005,936.71	-1,234,328.58
12/24/20		-420,819.63	-513,904.85
12/28/20		420,819.63	513,671.24
08/10/21		407.89	485.48
08/10/21		7,324.00	8,717.22
08/10/21		4,040.00	4,808.52
08/17/21		2,930.51	3,485.20
08/20/21		60,780.00	72,259.82
08/20/21		15,648.03	18,603.55
09/08/21		-60,780.00	-72,112.12
09/16/21		2,550.00	3,022.68
09/16/21		2,744.80	3,253.59
09/16/21		1,480.00	1,754.34
09/20/21		251,985.11	298,558.92
09/28/21		27,817.22	32,928.65
10/04/21		-1,480.00	-1,750.76
10/04/21		1,480.00	1,750.76
10/04/21		-1,480.00	-1,750.76
10/07/21		685.00	810.04
10/07/21		1,125.00	1,330.36
10/07/21		1,125.00	1,330.36
10/07/21		685.00	810.04
11/05/21		630,820.35	743,599.97
11/05/21		49,621.02	58,492.39
11/05/21		6,810.00	8,027.51
08/24/23		-35,578.13	-38,956.31
10/16/23		35,813.90	38,983.35
-----			
11/12/25	TOTALS:	617.99	-46,119.37
-----			

ISSUE DATE:	11/12/20	REBATABLE ARBITRAGE:	-46,119.37
COMP DATE:	11/12/25	NET INCOME:	617.99
BOND YIELD:	4.134312%	TAX INV YIELD:	0.064938%

\$1,185,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 2 - 2020 Project)  
 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.134312%)
11/12/20	Beg Bal	-71,156.26	-87,311.86
12/02/20		0.22	0.27
01/05/21		0.36	0.44
02/02/21		0.36	0.44
03/02/21		0.33	0.40
04/02/21		0.36	0.43
05/04/21		0.35	0.42
06/02/21		0.36	0.43
07/02/21		0.35	0.42
08/03/21		0.36	0.43
09/02/21		0.36	0.43
10/04/21		0.35	0.41
11/02/21		0.36	0.42
12/02/21		0.35	0.41
12/30/21		0.01	0.01
01/04/22		0.36	0.42
02/02/22		0.36	0.42
03/02/22		0.33	0.38
04/04/22		0.37	0.43
05/03/22		0.35	0.40
06/02/22		17.94	20.66
07/05/22		40.96	46.98
08/02/22		71.51	81.77
09/02/22		107.72	122.76
10/04/22		123.06	139.74
11/02/22		161.18	182.44
12/02/22		196.42	221.57
01/04/23		221.92	249.43
02/02/23		236.29	264.74
03/02/23		226.48	252.88
04/04/23		256.01	284.82
05/02/23		258.52	286.69
06/02/23		281.24	310.83
07/05/23		275.27	303.09
08/02/23		287.61	315.71
08/24/23		35,578.13	38,956.31
09/05/23		260.01	284.34
10/03/23		144.59	157.62
10/31/23	MMkt Bal	35,578.13	38,665.14
10/31/23	MMkt Acc	149.41	162.37
-----			
11/12/25	TOTALS:	3,322.39	-5,994.55
-----			

ISSUE DATE: 11/12/20      REBATABLE ARBITRAGE: -5,994.55  
 COMP DATE: 11/12/25      NET INCOME: 3,322.39  
 BOND YIELD: 4.134312%      TAX INV YIELD: 1.604844%



\$1,185,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 2 - 2020 Project)  
 Interest Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.134312%)
11/12/20	Beg Bal	-46,684.81	-57,284.31
12/02/20		0.15	0.18
01/05/21		0.24	0.29
02/02/21		0.24	0.29
03/02/21		0.22	0.27
04/02/21		0.24	0.29
05/03/21		22,606.68	27,205.41
05/04/21		0.23	0.28
06/02/21		0.13	0.16
06/22/21		-60.10	-71.92
07/02/21		0.12	0.14
08/03/21		0.12	0.14
09/02/21		0.12	0.14
10/04/21		0.12	0.14
11/01/21		24,078.13	28,395.79
11/02/21		0.12	0.14
05/02/22		-24,018.03	-27,748.09
05/02/22		24,078.13	27,817.53
-----			
11/12/25	TOTALS:	2.05	-1,683.14
-----			

ISSUE DATE: 11/12/20      REBATABLE ARBITRAGE: -1,683.14  
 COMP DATE: 11/12/25      NET INCOME: 2.05  
 BOND YIELD: 4.134312%      TAX INV YIELD: 0.006006%

\$1,185,000  
 Cypress Park Estates Community Development District  
 (City of Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area 2 - 2020 Project)  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.134312%)
11/12/21		-1,780.00	-2,096.56
11/12/22		-1,830.00	-2,069.03
-----			
11/12/25	TOTALS:	-3,610.00	-4,165.60
-----			

ISSUE DATE: 11/12/20      REBATABLE ARBITRAGE: -4,165.60  
 COMP DATE: 11/12/25  
 BOND YIELD: 4.134312%

# SECTION VIII

# SECTION C

# Cypress Park Estates CDD

## Field Management Report



January 23, 2024

Marshall Tindall

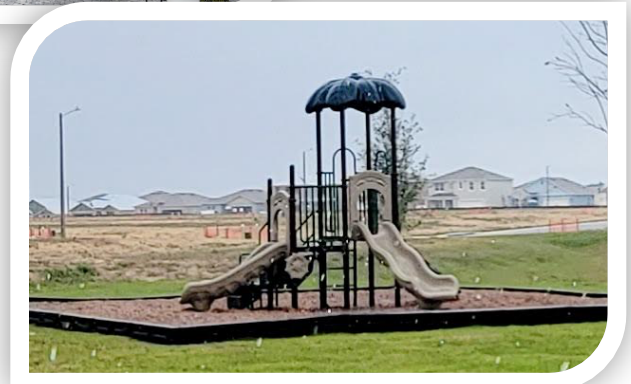
Field Services Manager

GMS

# Complete

## Amenity Review

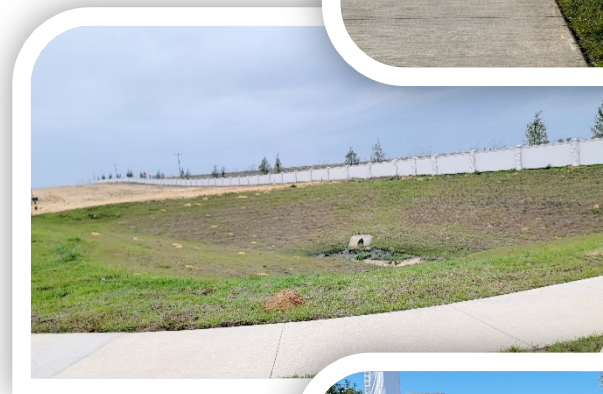
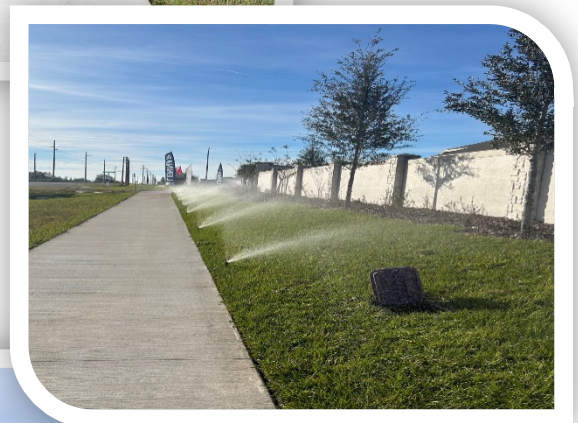
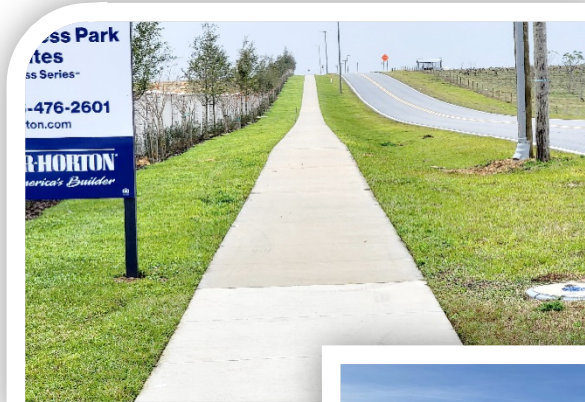
- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed – no issues found.
- ✚ Playground garbage lids were arranged for new phases and installed.
- ✚ Amenity shade was inspected after windy weather. Loose shackle discovered and resecured.
- ✚ Regular maintenance was done in the dog park including minor fence repairs and filling in holes.



# Complete

## Landscape Review

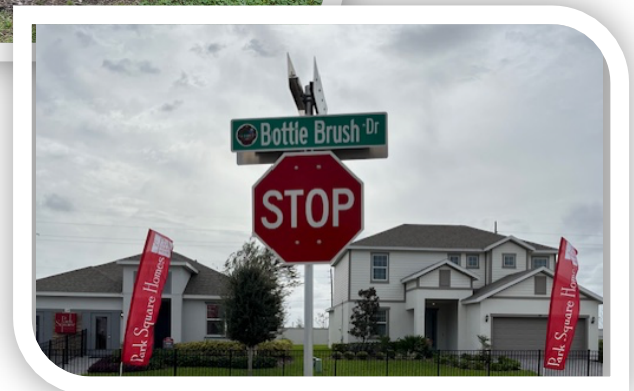
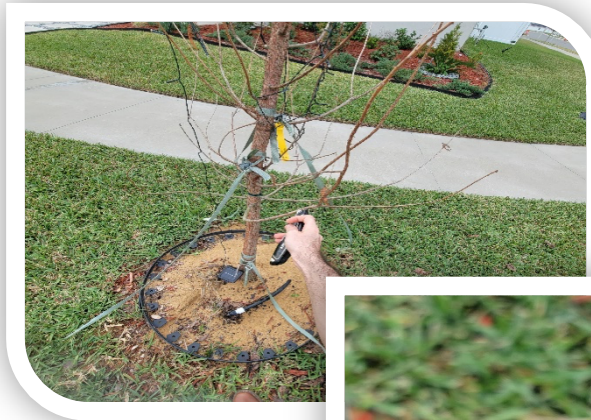
- ✚ Mowing and detailing is good.
- ✚ Construction trash is accumulating some between visits due to winter schedule and will be handled with supplemental cleanings if needed.
- ✚ Phase 3 mowing has been limited to allow stressed sod to better establish.
- ✚ Irrigation concern was identified in ph 3 along Johnson Ave.
- ✚ Planning to add some gravel around fountain to help with washout.



# In Progress

## Site Items and General Maintenance

- Working with HOA to bring overcanopy trees into compliance for the city.
- Landscaper is working on proposal for replacements at main entrance after review.
- Minor maintenance items including touch up to the soccer goal netting and some street sign straightening have been identified and are being scheduled.





# Conclusion

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

Respectfully,

Marshall Tindall

# SECTION D

# SECTION 1

# Cypress Park Estate Community Development District

## Summary of Check Register

October 7, 2023 to December 31, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	10/10/23	313-318	\$ 21,140.22
	10/25/23	319-321	\$ 12,808.10
	10/26/23	322	\$ 22.75
	10/30/23	323-327	\$ 2,021.90
	11/3/23	328	\$ 272.00
	11/13/23	329-335	\$ 15,153.02
	12/19/23	336-338	\$ 1,347.60
	12/21/23	339-345	\$ 25,187.85
			\$ 77,953.44
Project Fund			
	11/8/23	43	\$ 1,015.76
	12/15/23	44	\$ 177,372.25
			\$ 178,388.01
<b>Total Amount</b>			<b>\$ 256,341.45</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/10/23	00028	9/26/23	10745	202309 330-57200-48200	MTHLY CLEANING SVC-SEP23	*	475.00		
		9/26/23	10745	202309 330-57200-48200	TRASH COLLECTION SERVICE	*	395.00		
								870.00	000313
10/10/23	00001	10/02/23	89354	202310 310-51300-54000	SPECIAL DISTRICT FEE FY24	*	175.00		
								175.00	000314
10/10/23	00023	9/29/23	63695-SE	202309 320-53800-43200	4701 BAKER DAIRY RD-SEP	*	6,044.02		
		9/29/23	63696-SE	202309 320-53800-43200	5150 E JOHNSON AVE-SEP	*	5,161.29		
		9/29/23	64455-SE	202309 320-53800-43200	4975 BAKER DAIRY RD-SEP	*	196.68		
		9/29/23	67111-SE	202309 320-53800-43200	1209 TUPELO TRAIL-SEP	*	1,319.03		
		9/29/23	72936-SE	202309 320-53800-43200	290 BOTTLE BRUSH DR-SEP	*	297.08		
		9/29/23	72937-SE	202309 320-53800-43200	959 SABAL POINT-SEP	*	228.98		
								13,247.08	000315
10/10/23	00031	9/26/23	3786267-	202310 330-57200-48100	ANNUAL TERMITE RENEWAL	*	240.00		
		9/26/23	54941792	202309 330-57200-48100	PEST CONTROL-SEP23	*	40.00		
		9/27/23	51831956	202309 330-57200-48100	PEST CONTROL/BAITING	*	40.00		
								320.00	000316
10/10/23	00024	7/10/23	9562	202307 330-57200-48000	REPLACE PALM /IRRIGATION	*	570.00		
		10/01/23	10262	202310 320-53800-46200	LANDSCAPE MAINT-OCT23	*	3,367.50		
								3,937.50	000317
10/10/23	00034	9/30/23	11455023	202309 330-57200-34500	SECURITY SVCS-SEPT23	*	2,590.64		
								2,590.64	000318
10/25/23	00035	9/29/23	1	202310 310-51300-31300	AMORT SCHEDULE-SER22	*	500.00		
								500.00	000319

CPE CYP PARK EST CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/25/23	00003	9/30/23 122	202310 310-51300-31700	ASSESSMENT ROLL-FY2024	*	5,300.00	
10/01/23		120	202310 310-51300-34000	MANAGEMENT FEES-OCT23	*	3,343.67	
10/01/23		120	202310 310-51300-35200	WEBSITE ADMIN-OCT23	*	100.00	
10/01/23		120	202310 310-51300-35100	INFORMATION TECH-OCT23	*	150.00	
10/01/23		120	202310 330-57200-48300	AMENITY ACCESS-OCT23	*	500.00	
10/01/23		120	202310 310-51300-31300	DISSEM AGENT SVS-OCT23	*	583.33	
10/01/23		120	202310 310-51300-51000	OFFICE SUPPLIES-OCT23	*	.66	
10/01/23		120	202310 310-51300-42000	POSTAGE-OCT23	*	81.19	
10/01/23		121	202310 320-53800-34000	FIELD MANAGEMENT-OCT23	*	1,391.25	
GOVERNMENTAL MANAGEMENT SERVICES						11,450.10	000320
10/25/23	00029	10/12/23 GLC24812	202310 330-57200-48400	PLAYGROUND EQUIP-OCT23	*	858.00	
GOVERNMENT LEASING, LLC						858.00	000321
10/26/23	00009	10/25/23 10252023	202310 300-20700-10200	ASSESSMENT TRANSFER-S2020	*	22.75	
CYPRESS PARK ESTATES CDD/US BANK						22.75	000322
10/30/23	00027	8/20/23 102556	202308 330-57200-34500	ACCESS/CAMERA LABOR/SVC	*	210.05	
CURRENT DEMANDS ELECTRICAL &						210.05	000323
10/30/23	00003	8/31/23 119	202308 330-57200-48000	AMENITY RPR & MAINT-AUG23	*	285.00	
		9/30/23 123	202309 330-57200-48000	AMENITY RPR & MAINT-SEP23	*	983.49	
GOVERNMENTAL MANAGEMENT SERVICES						1,268.49	000324
10/30/23	00031	10/18/23 55292059	202310 330-57200-48100	PEST PREVENTION-OCT23	*	40.00	
MASSEY SERVICES INC.						40.00	000325
10/30/23	00024	10/09/23 10413	202310 320-53800-47300	IRRIGATION REPAIR-OCT23	*	203.36	
PRINCE & SONS INC.						203.36	000326
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 #
10/30/23	00026	10/19/23	20783	202310	330-57200-48500		REPAIR-2 LIFE RINGS/ROPES	*	300.00		
							RESORT POOL SERVICES			300.00	000327
11/03/23	00002	9/07/23	19332	202309	320-53800-45000		ADDED PROPERTY INSURANCE	*	272.00		
							EGIS INSURANCE ADVISORS LLC			272.00	000328
11/13/23	00019	11/07/23	6633-11-	202311	310-51300-31200		SPECIAL ASSESS BD S2020A1	*	450.00		
		11/07/23	6633-11-	202311	310-51300-31200		SPECIAL ASSESS BD S2020A2	*	450.00		
							AMTEC			900.00	000329
11/13/23	00029	11/12/23	GLC24812	202311	330-57200-48400		PLAYGROUND EQUIP-NOV23	*	858.00		
							GOVERNMENT LEASING, LLC			858.00	000330
11/13/23	00023	10/23/23	63695-OC	202310	320-53800-43200		4701 BAKER DAIRY RD-OCT23	*	4,301.09		
		10/23/23	63696-OC	202310	320-53800-43200		5150 E JOHNSON AVE-OCT23	*	3,352.99		
		10/23/23	64455-OC	202310	320-53800-43200		4975 BAKER DAIRY RD-OCT23	*	172.39		
		10/23/23	67111-OC	202310	320-53800-43200		1209 TUPELO TRAIL-OCT23	*	1,769.42		
		10/23/23	72936-OC	202310	320-53800-43200		290 BOTTLE BRUSH DR-OCT23	*	254.46		
		10/23/23	72937-OC	202310	320-53800-43200		959 SABAL POINT-OCT23	*	112.00		
							CITY OF HAINES CITY			9,962.35	000331
11/13/23	00006	10/24/23	HM102420	202310	310-51300-11000		SUPERVISOR FEES-10/24/23	*	200.00		
							HYZENS MARC			200.00	000332
11/13/23	00008	10/24/23	MT102420	202310	310-51300-11000		SUPERVISOR FEES-10/24/23	*	200.00		
							MCKINZIE TERRILL			200.00	000333
11/13/23	00011	10/24/23	SS102420	202310	310-51300-11000		SUPERVISOR FEES-10/24/23	*	200.00		
							SCOTT SHAPIRO			200.00	000334
11/13/23	00034	10/31/23	11494297	202310	330-57200-34500		SECURITY SVCS-OCT23	*	2,832.67		
							SECURITAS SECURITY SERVICES USA, INC			2,832.67	000335

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/19/23	00028	10/30/23	10936	202310	330-57200-48200		MTHLY CLEANING SVC-OCT23	*	475.00		
		10/30/23	10936	202310	330-57200-48200		TRASH COLLECTION SERVICE	*	300.00		
CSS CLEAN STAR SERVICES CENTRAL FL										775.00	000336
12/19/23	00027	11/06/23	106487	202311	330-57200-34500		ACCESS/CAMERA LABOR/SVC	*	532.60		
CURRENT DEMANDS ELECTRICAL &										532.60	000337
12/19/23	00031	11/16/23	55724464	202311	330-57200-48100		PEST PREVENTION-NOV23	*	40.00		
MASSEY SERVICES INC.										40.00	000338
12/21/23	00028	11/17/23	11145	202311	330-57200-48200		MTHLY CLEANING SVC-NOV23	*	475.00		
		11/17/23	11145	202311	330-57200-48200		TRASH COLLECTION SERVICE	*	440.00		
CSS CLEAN STAR SERVICES CENTRAL FL										915.00	000339
12/21/23	00027	10/30/23	33529	202310	330-57200-34500		CDVI PROXIMITY CARD	*	2,519.50		
CURRENT DEMANDS ELECTRICAL &										2,519.50	000340
12/21/23	00003	11/01/23	124	202311	310-51300-34000		MANAGEMENT FEES-NOV23	*	3,343.67		
		11/01/23	124	202311	310-51300-35200		WEBSITE MANAGEMENT-NOV23	*	100.00		
		11/01/23	124	202311	310-51300-35100		INFORMATION TECH-NOV23	*	150.00		
		11/01/23	124	202311	310-51300-31300		DISSEMINATION SVCS-NOV23	*	583.33		
		11/01/23	124	202311	330-57200-48300		AMENITY ACCESS-NOV23	*	500.00		
		11/01/23	124	202311	310-51300-51000		OFFICE SUPPLIES	*	3.19		
		11/01/23	124	202311	310-51300-42000		POSTAGE	*	63.50		
		11/01/23	125	202311	320-53800-34000		FIELD MANAGEMENT-NOV23	*	1,391.25		
GOVERNMENTAL MANAGEMENT SERVICES										6,134.94	000341
12/21/23	00015	11/10/23	7866	202310	310-51300-31500		ATTORNEY SVCS-OCT23	*	3,070.20		
KILINSKI   VAN WYK, PLLC										3,070.20	000342
CPE CYP PARK EST CWRIGHT											



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/21/23	00024	10/30/23 10592	202310 320-53800-47300	IRRIGATION REPAIRS-OCT23	*	219.34		
		11/01/23 10621	202311 320-53800-46200	LANDSCAPE MAINT-NOV23	*	9,631.00		
		11/14/23 10829	202311 320-53800-47300	RPLCD SPRAY NOZZLE	*	74.99		
							PRINCE & SONS INC.	9,925.33 000343
12/21/23	00026	11/10/23 21048	202311 330-57200-48500	RPR/RPLCD 2 GAS STRUTS	*	260.00		
							RESORT POOL SERVICES	260.00 000344
12/21/23	00034	11/30/23 11529126	202311 330-57200-34500	SECURITY SVCS-NOV23	*	2,362.88		
							SECURITAS SECURITY SERVICES USA, INC	2,362.88 000345
						TOTAL FOR BANK A	77,953.44	
						TOTAL FOR REGISTER	77,953.44	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/08/23	00019	8/08/23 7154	202311 600-20700-10200		*	190.13	
		032 PH2 FR#15					
		8/08/23 7154A	202311 600-20700-10201		*	190.13	
		032 PH3 FR#4					
		9/13/23 7373	202311 600-20700-10200		*	265.75	
		032 PH2 FR#15					
		9/13/23 7373A	202311 600-20700-10201		*	265.75	
		032 PH3 FR#4					
		10/07/23 7613	202311 600-20700-10200		*	104.00	
		032 PH2 FR#16					
KILINSKI VAN WYK PLLC							1,015.76 000043
12/15/23	00014	8/25/23 RETAINAG	202312 600-20700-10200		*	148,629.07	
		032 PH2 FR#14					
		8/25/23 RETAINAG	202312 600-20700-10201		*	28,743.18	
		032 PH3 FR#3					
TUCKER PAVING INC							177,372.25 000044
TOTAL FOR BANK A						178,388.01	
TOTAL FOR REGISTER						178,388.01	

# SECTION 2

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

***Unaudited Financial Reporting***  
***November 30, 2023***



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 18,940	\$ -	\$ -	\$ 18,940
Capital Projects Account	\$ -	\$ -	\$ 7,464	\$ 7,464
<b>Investments:</b>				
<b>Series 2020 A1</b>				
Reserve	\$ -	\$ 221,250	\$ -	\$ 221,250
Revenue	\$ -	\$ 25,271	\$ -	\$ 25,271
Construction	\$ -	\$ -	\$ 246	\$ 246
<b>Series 2020 A2</b>				
Reserve	\$ -	\$ 35,578	\$ -	\$ 35,578
Revenue	\$ -	\$ 3,274	\$ -	\$ 3,274
<b>Series 2022</b>				
Reserve	\$ -	\$ 216,663	\$ -	\$ 216,663
Revenue	\$ -	\$ 37,331	\$ -	\$ 37,331
Construction Phase 3	\$ -	\$ -	\$ 168,138	\$ 168,138
Due from Developer	\$ -	\$ -	\$ 523,606	\$ 523,606
Due from General Fund	\$ -	\$ 7,901	\$ -	\$ 7,901
Prepaid Expenses	\$ 16,617	\$ -	\$ -	\$ 16,617
<b>Total Assets</b>	<b>\$ 35,557</b>	<b>\$ 547,267</b>	<b>\$ 699,454</b>	<b>\$ 1,282,279</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 49,302	\$ -	\$ -	\$ 49,302
Contracts Payable	\$ -	\$ -	\$ 177,848	\$ 177,848
Retainage Payable	\$ -	\$ -	\$ 345,758	\$ 345,758
Due to Debt Service	\$ 7,901	\$ -	\$ -	\$ 7,901
<b>Total Liabilities</b>	<b>\$ 57,203</b>	<b>\$ -</b>	<b>\$ 523,606</b>	<b>\$ 580,809</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Prepaid Items	\$ 16,617	\$ -	\$ -	\$ 16,617
<b>Restricted for:</b>				
Debt Service - Series 2020	\$ -	\$ 290,160	\$ -	\$ 290,160
Debt Service - Series 2022	\$ -	\$ 257,107	\$ -	\$ 257,107
Capital Projects - Series 2020	\$ -	\$ -	\$ 7,710	\$ 7,710
Capital Projects - Series 2022	\$ -	\$ -	\$ 168,138	\$ 168,138
Unassigned	\$ (38,263)	\$ -	\$ -	\$ (38,263)
<b>Total Fund Balances</b>	<b>\$ (21,645)</b>	<b>\$ 547,267</b>	<b>\$ 175,848</b>	<b>\$ 701,470</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 35,557</b>	<b>\$ 547,267</b>	<b>\$ 699,454</b>	<b>\$ 1,282,279</b>

# Cypress Park Estates

## Community Development District

### General Fund

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

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 597,550	\$ 4,286	\$ 4,286	\$ -
<b>Total Revenues</b>	<b>\$ 597,550</b>	<b>\$ 4,286</b>	<b>\$ 4,286</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 10,000	\$ 1,667	\$ 600	\$ 1,067
Engineer Fees	\$ 10,000	\$ 1,667	\$ 755	\$ 912
Attorney Fees	\$ 25,000	\$ 4,167	\$ 3,636	\$ 530
Annual Audit	\$ 7,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 1,667	\$ 1,667	\$ -
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Trustee Fees	\$ 12,120	\$ 4,034	\$ 4,034	\$ -
Management Fees	\$ 40,124	\$ 6,687	\$ 6,687	\$ (0)
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Postage & Delivery	\$ 500	\$ 83	\$ 145	\$ (61)
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Copies	\$ 100	\$ 17	\$ -	\$ 17
Legal Advertising	\$ 5,000	\$ 833	\$ -	\$ 833
Other Current Charges	\$ 1,000	\$ 167	\$ 78	\$ 88
Office Supplies	\$ 50	\$ 8	\$ 4	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 135,105</b>	<b>\$ 34,758</b>	<b>\$ 30,679</b>	<b>\$ 4,079</b>

# Cypress Park Estates

## Community Development District

### General Fund

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

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 11,780	\$ 11,780	\$ 14,786	\$ (3,007)
Field Management	\$ 16,695	\$ 2,783	\$ 2,783	\$ -
Landscape Maintenance	\$ 116,000	\$ 19,333	\$ 12,999	\$ 6,335
Landscape Replacement	\$ 16,500	\$ 2,750	\$ -	\$ 2,750
Street Tree Replacement	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Streetlights	\$ 35,000	\$ 5,833	\$ 2,584	\$ 3,250
Electric	\$ 11,880	\$ 1,980	\$ 935	\$ 1,045
Water & Sewer	\$ 19,800	\$ 3,300	\$ 21,086	\$ (17,786)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 7,500	\$ 1,250	\$ 498	\$ 752
Fountain Maintenance	\$ 1,800	\$ 300	\$ -	\$ 300
General Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ 285	\$ 2,215
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
<b>Subtotal Field Expenditures</b>	<b>\$ 271,955</b>	<b>\$ 55,142</b>	<b>\$ 55,955</b>	<b>\$ (813)</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 22,440	\$ 3,740	\$ 3,040	\$ 700
Amenity - Water	\$ 11,352	\$ 1,892	\$ 8,824	\$ (6,932)
Playground Lease	\$ 37,000	\$ 6,167	\$ 6,194	\$ (27)
Internet	\$ 2,500	\$ 417	\$ 176	\$ 241
Pest Control	\$ 528	\$ 88	\$ 320	\$ (232)
Janitorial Service	\$ 12,300	\$ 2,050	\$ 1,690	\$ 360
Amenity Access	\$ 27,500	\$ 4,583	\$ 1,000	\$ 3,583
Security Services	\$ 19,800	\$ 3,300	\$ 8,248	\$ (4,948)
Pool Maintenance	\$ 6,000	\$ 1,000	\$ 560	\$ 440
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ 2,349	\$ (682)
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
<b>Subtotal Amenity Expenditures</b>	<b>\$ 156,920</b>	<b>\$ 26,153</b>	<b>\$ 32,400</b>	<b>\$ (6,246)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 428,875</b>	<b>\$ 81,295</b>	<b>\$ 88,354</b>	<b>\$ (7,059)</b>
<b>Total Expenditures</b>	<b>\$ 563,979</b>	<b>\$ 116,053</b>	<b>\$ 119,033</b>	<b>\$ (2,980)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 33,571</b>	<b>\$ (111,767)</b>	<b>\$ (114,747)</b>	<b>\$ 2,980</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (33,571)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (33,571)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (114,747)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 93,101</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (21,645)</b>	



# Cypress Park Estates

## Community Development District

### Debt Service Fund Series 2020 A1 & A2

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

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Revenues:</b>				
Assessments - A1	\$ 442,500	\$ 3,174	\$ 3,174	\$ -
Assessments - A2	\$ 71,200	\$ 511	\$ 511	\$ -
Interest	\$ -	\$ -	\$ 3,596	\$ 3,596
<b>Total Revenues</b>	<b>\$ 513,700</b>	<b>\$ 3,685</b>	<b>\$ 7,281</b>	<b>\$ 3,596</b>
<b>Expenditures:</b>				
<b>Series 2020 A1</b>				
Interest - 11/1	\$ 142,350	\$ 142,350	\$ 142,350	\$ (0)
Principal - 5/1	\$ 155,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 142,350	\$ -	\$ -	\$ -
<b>Series 2020 A2</b>				
Interest - 11/1	\$ 23,278	\$ 23,278	\$ 23,278	\$ (0)
Principal - 5/1	\$ 20,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 23,278	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 506,256</b>	<b>\$ 165,628</b>	<b>\$ 165,628</b>	<b>\$ (0)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,444</b>	<b>\$ (161,944)</b>	<b>\$ (158,348)</b>	<b>\$ 3,596</b>
<b>Fund Balance - Beginning</b>	<b>\$ 174,292</b>		<b>\$ 448,508</b>	
<b>Fund Balance - Ending</b>	<b>\$ 181,736</b>		<b>\$ 290,160</b>	

# Cypress Park Estates

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Revenues:</b>				
Assessments	\$ 511,731	\$ 3,114	\$ 3,114	\$ -
Interest	\$ -	\$ -	\$ 13,739	\$ 13,739
<b>Total Revenues</b>	<b>\$ 511,731</b>	<b>\$ 3,114</b>	<b>\$ 16,853</b>	<b>\$ 13,739</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/1	\$ 193,419	\$ 193,419	\$ 193,419	\$ (0)
Special Call 11/1	\$ -	\$ -	\$ 1,195,000	\$ (1,195,000)
Principal - 5/1	\$ 125,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 193,419	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 511,838</b>	<b>\$ 193,419</b>	<b>\$ 1,388,419</b>	<b>\$ (1,195,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (107)</b>	<b>\$ (190,305)</b>	<b>\$ (1,371,566)</b>	<b>\$ 1,208,739</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (216,663)	\$ (216,663)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (216,663)</b>	<b>\$ (216,663)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (107)</b>		<b>\$ (1,588,229)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 148,346</b>		<b>\$ 1,845,336</b>	
<b>Fund Balance - Ending</b>	<b>\$ 148,240</b>		<b>\$ 257,107</b>	

**Cypress Park Estates**  
**Community Development District**  
**Capital Projects Fund Series 2020 A1 & A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2023**

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 195	\$ 195
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 195</b>	<b>\$ 195</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 35,814	\$ (35,814)
Miscellaneous	\$ -	\$ -	\$ 16	\$ (16)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,830</b>	<b>\$ (35,814)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (35,635)</b>	<b>\$ 36,009</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 43,345</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 7,710</b>	

# Cypress Park Estates

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending November 30, 2023

	Adopted		Prorated Budget		Actual	
	Budget		Thru 11/30/23		Thru 11/30/23	Variance
<b>Revenues</b>						
Developer Contribution Phase 2	\$	-	\$	-	\$ 419	\$ 419
Interest	\$	-	\$	-	\$ 1,079	\$ 1,079
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 1,498</b>	<b>\$ 1,498</b>
<b>Expenditures:</b>						
Capital Outlay	\$	-	\$	-	\$ 222,565	\$ (222,565)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 222,565</b>	<b>\$ (222,565)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ (221,067)</b>	<b>\$ 440,726</b>
<b>Other Financing Sources/(Uses)</b>						
Transfer In/(Out)	\$	-	\$	-	\$ 216,663	\$ 216,663
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 216,663</b>	<b>\$ 216,663</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ (4,405)</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 172,543</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 168,138</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ 4,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,286
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 4,286</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,286</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Engineer Fees	\$ 642	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 755
Attorney Fees	\$ 3,070	\$ 566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,636
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 1,083	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Trustee Fees	\$ 4,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,034
Management Fees	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,687
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Postage & Delivery	\$ 81	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78
Office Supplies	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 24,817</b>	<b>\$ 5,862</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,679</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 14,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,786
Field Management	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,783
Landscape Maintenance	\$ 3,368	\$ 9,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,999
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Tree Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,292	\$ 1,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,584
Electric	\$ 602	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 935
Water & Sewer	\$ 21,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,086
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 423	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 42,948</b>	<b>\$ 13,007</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,955</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,485	\$ 1,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,040
Amenity - Water	\$ 8,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,824
Playground Lease	\$ 3,097	\$ 3,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,194
Internet	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176
Pest Control	\$ 280	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Janitorial Service	\$ 775	\$ 915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,690
Amenity Access	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Security Services	\$ 5,352	\$ 2,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,248
Pool Maintenance	\$ 300	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560
Amenity Repairs & Maintenance	\$ 1,696	\$ 652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,349
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 22,397</b>	<b>\$ 10,003</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,400</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 65,345</b>	<b>\$ 23,010</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 88,354</b>
<b>Total Expenditures</b>	<b>\$ 90,162</b>	<b>\$ 28,871</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,033</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (90,162)</b>	<b>\$ (24,585)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (114,747)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (90,162)</b>	<b>\$ (24,585)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (114,747)</b>

# Cypress Park Estate

## Community Development District

### Long Term Debt Report

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

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

<b>Series 2022, Special Assessment Revenue Bonds</b>	
Interest Rate:	4.375%, 4.750%, 5.000%, 5.125%
Maturity Date:	5/1/2052
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$511,731
Reserve Fund Balance	\$216,663
Bonds Outstanding - 06/15/2022	\$7,865,000
Less: Principal Payment - 5/1/23	(\$120,000)
Less: Special Call 11/1/23	(\$1,195,000)
<b>Current Bonds Outstanding</b>	<b>\$6,550,000</b>

**Cypress Park Estates**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

ON ROLL ASSESSMENTS

Gross Assessments	\$	642,527.94	\$	475,807.86	\$	76,559.58	\$	466,829.35	\$	1,661,724.73
Net Assessments	\$	597,550.98	\$	442,501.31	\$	71,200.41	\$	434,151.30	\$	1,545,404.00

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	39% General Fund	29% 2020 AA1 Debt Service	5% 2020 AA2 Debt Service	28% 2022 Debt Service	100% Total
11/10/23	10/13-10/14/23	\$ 498.16	\$ (26.15)	\$ (9.44)	\$ -	\$ 462.57	\$ 178.86	\$ 132.45	\$ 21.31	\$ 129.95	\$ 462.57
11/17/23	11/1-11/5/23	\$ 6,774.21	\$ (270.98)	\$ (130.06)	\$ -	\$ 6,373.17	\$ 2,464.27	\$ 1,824.85	\$ 293.63	\$ 1,790.42	\$ 6,373.17
11/24/23	11/6-11/12/23	\$ 4,516.14	\$ (180.66)	\$ (86.71)	\$ -	\$ 4,248.77	\$ 1,642.84	\$ 1,216.57	\$ 195.75	\$ 1,193.61	\$ 4,248.77
Total		\$ 11,788.51	\$ (477.79)	\$ (226.21)	\$ -	\$ 11,084.51	\$ 4,285.97	\$ 3,173.87	\$ 510.69	\$ 3,113.98	\$ 11,084.51

	\$	0.01	
	\$	1,534,319.49	Net Percent Collected Balance Remaining to Collect