

*Cypress Park Estates
Community Development District*

Meeting Agenda

April 25, 2024

AGENDA

Cypress Park Estates

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 18, 2024

Board of Supervisors Cypress Park Estates Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Cypress Park Estates Community Development District** will be held **Thursday, April 25, 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 (¹Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at jburns@gmscfl.com)
3. Approval of Minutes of the January 23, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-02 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 23, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2024-03 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 26, 2024)
6. Consideration of Proposal for Security Services
7. 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
 - iii. Presentation of Number of Registered Voters—344
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ 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, January 23, 2024** at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Scott Shapiro	Chairman
McKinzie Terrill	Vice Chairman
Steve Rosser	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk Law
Marshall Tindall	Field Manager, GMS
Rodney Gadd	District Engineer, Gadd Engineering

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no members of the public present at this time.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the October 24,
2023 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the October 24, 2023 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, the Minutes of the October 24, 2023 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Parking and Towing Policies for the District

Ms. Burns asked for a motion to open the public hearing.

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

Ms. Burns stated there were no members of the public present or joining via Zoom. She asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2024-01 Adopting Parking and Towing Policies for the District

Ms. Burns stated this is included in the agenda package for Board review. The Board had them put together options for designating a signage policy that allows for parking on one side of the street. That map is included on page 23. She noted basically the whole community is designated a tow away zone except where the allowance is posted. Commercial vehicles are not allowed to be parked on the street overnight from 10 p.m. to 6 a.m. even in the areas where parking is allowed. This is only for Phase 1 now. She noted a mailed and email notice of this policy will be sent to the property owners and builders will get a letter also. Two weeks will be allowed from the time the letter goes out to the time that towing will actually start. Rennie asked about driveways being blocked by garbage pickup, etc. Ms. Burns noted that is addressed by the city and police.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, Resolution 2024-01 Adopting Parking and Towing Policies for the District, was approved.

ii. Consideration of Proposal for Parking Signage Installation

Ms. Burns presented the proposal for the parking signage and installation. The quote is \$7,621.07 which is for labor and installation.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, the Proposal for Parking Signage Installation, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Master Notice of Special Assessments

Ms. Burns stated this has already been signed and recorded.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, the Master Notice of Special Assessments, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this is an annual renewal of an existing agreement that needs to be entered into to collect assessments on roll.

On MOTION by Mr. Terrill, seconded by Mr. Shapiro, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Reports for:

- A. Series 2020 Assessment Area One Project Bonds**
- B. Series 2020 Assessment Area Two – Project Bonds**

Ms. Burns stated this is a report required by the Trust Indenture for the bonds. Under Internal Revenue Code, the District has to demonstrate that it does not earn more interest on the bonds than it pays. The cost of the report is \$500 annually.

On MOTION by Mr. Terrill, seconded by Mr. Shapiro, with all in favor, the Series 2020 Assessment Area One Project Bonds & Series 2020 Assessment Area Two – 2020 Project Bonds, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Ms. Kobitter reminded the Supervisors beginning in 2024 four hours of ethics training is required. She recommended Supervisors keep a detailed log of the courses they take. She noted her office is putting together a training either at a Board meeting or doing a workshop to help get

hours. Ms. Burns stated Supervisors should have received an email from the Florida Commission on Ethics.

B. Engineer

Mr. Gadd had nothing to add at this time.

C. Field Manager's Report

Mr. Tindall noted the amenity looks good overall. An amenity shade had a loose shackle from the wind which was resecured. Playground garbage can lids missing from enclosures in Phases 2 & 3 and the vendor provided them without any issue. Construction trash is being picked up. Landscaping overall looks good. In Phase 3 there is an irrigation concern along Johnson Avenue. The landscaper recommended the irrigation be modified there. He noted if the Board is amenable, he can get a quote from Prince and get that done or use the original installer. He noted they would tie into existing lines there. Planning to add gravel around fountain to help with washout. Working with HOA to bring overcanopy trees into compliance for the city. He noted the city is verbally compliant as of Friday, but he doesn't have it in writing yet. A couple of street signs needed to be straightened.

Mr. Tindell presented the Conveyance Report that was printed and emailed to the Board. He gave an overview of tracts S, T, V, X, Y, Z, AA, BB, and CC.

On MOTION by Mr. Terrill, seconded by Mr. Shapiro, with all in favor, Authorizing the Chair to Sign Off on Phases 2 & 3 Conveyance Package when drafted by Grace Kobitter, were approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register. She asked for any questions on those invoices. Otherwise, looking for a motion to approve.

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

ii. Balance Sheet and Income Statement

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

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Park Estates Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and

pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, July 23, 2024
HOUR: 10:30 AM
LOCATION: Lake Alfred Public Library
245 N Seminole Ave.
Lake Alfred, Florida 33850

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25TH DAY OF APRIL 2024.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Cypress Park Estates
Community Development District

Proposed Budget
FY 2025



Table of Contents

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

Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - On Roll	\$ 597,550	\$ 530,361	\$ 67,190	\$ 597,550	\$ 762,566
Total Revenues	\$ 597,550	\$ 530,361	\$ 67,190	\$ 597,550	\$ 762,566
Expenditures					
<i>General & Administrative:</i>					
Supervisor Fees	\$ 10,000	\$ 1,200	\$ 1,200	\$ 2,400	\$ 12,000
Engineer Fees	\$ 10,000	\$ 786	\$ 2,358	\$ 3,144	\$ 10,000
Attorney Fees	\$ 25,000	\$ 6,200	\$ 9,100	\$ 15,300	\$ 25,000
Annual Audit	\$ 7,500	\$ 7,100	\$ -	\$ 7,100	\$ 7,500
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Dissemination	\$ 7,000	\$ 3,417	\$ 4,083	\$ 7,500	\$ 7,350
Arbitrage	\$ 1,350	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Trustee Fees	\$ 12,120	\$ 10,769	\$ -	\$ 10,769	\$ 12,120
Management Fees	\$ 40,124	\$ 16,718	\$ 23,406	\$ 40,124	\$ 45,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 500	\$ 461	\$ 644	\$ 1,105	\$ 500
Insurance	\$ 6,886	\$ 6,197	\$ -	\$ 6,197	\$ 6,817
Copies	\$ 100	\$ 3	\$ 20	\$ 23	\$ 100
Legal Advertising	\$ 5,000	\$ 661	\$ 2,500	\$ 3,161	\$ 2,000
Other Current Charges	\$ 1,000	\$ 197	\$ 294	\$ 491	\$ 1,000
Office Supplies	\$ 50	\$ 8	\$ 17	\$ 24	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 135,105	\$ 61,342	\$ 45,822	\$ 107,164	\$ 139,677
<i>Operations & Maintenance</i>					
<i>Field Expenditures</i>					
Property Insurance	\$ 11,780	\$ 14,786	\$ -	\$ 14,786	\$ 16,708
Field Management	\$ 16,695	\$ 6,956	\$ 9,739	\$ 16,695	\$ 20,000
Landscape Maintenance	\$ 116,000	\$ 41,892	\$ 67,417	\$ 109,309	\$ 128,870
Landscape Replacement	\$ 16,500	\$ -	\$ -	\$ -	\$ 25,000
Street Tree Replacements	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 35,000	\$ 6,223	\$ 9,043	\$ 15,266	\$ 35,000
Electric	\$ 11,880	\$ 2,956	\$ 5,110	\$ 8,066	\$ 13,068
Water & Sewer	\$ 19,800	\$ 44,056	\$ 42,000	\$ 81,996	\$ 82,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 1,772	\$ 4,375	\$ 6,147	\$ 6,000
Fountain Maintenance	\$ 1,800	\$ 600	\$ 1,050	\$ 1,650	\$ 1,800
General Repairs & Maintenance	\$ 15,000	\$ 1,171	\$ 4,200	\$ 5,371	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 10,000
Subtotal Field Expenditures	\$ 271,955	\$ 120,411	\$ 148,558	\$ 264,910	\$ 355,946

Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 22,440	\$ 8,061	\$ 11,900	\$ 19,961	\$ 24,684
Amenity - Water	\$ 11,352	\$ 13,372	\$ 9,023	\$ 22,395	\$ 22,416
Playground Lease	\$ 37,000	\$ 15,485	\$ 21,679	\$ 37,164	\$ 37,164
Internet	\$ 2,500	\$ 440	\$ 616	\$ 1,056	\$ 2,500
Pest Control	\$ 528	\$ 440	\$ 280	\$ 720	\$ 720
Janitorial Service	\$ 12,300	\$ 4,585	\$ 7,315	\$ 11,900	\$ 14,705
Amenity Management	\$ 6,000	\$ 2,000	\$ 4,000	\$ 6,000	\$ 12,500
Security Services	\$ 27,500	\$ 15,754	\$ 20,300	\$ 36,054	\$ 36,054
Pool Maintenance	\$ 19,800	\$ 7,160	\$ 13,650	\$ 20,810	\$ 23,700
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,057	\$ 5,943	\$ 10,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
Subtotal Amenity Expenditures	\$ 156,920	\$ 71,354	\$ 99,081	\$ 170,435	\$ 191,943
Total Operations & Maintenance	\$ 428,875	\$ 191,765	\$ 247,639	\$ 435,345	\$ 547,889
<u>Other Expenses</u>					
Capital Reserves	\$ 33,571	\$ -	\$ 33,571	\$ 33,571	\$ 75,000
Total Other Expenditures	\$ 33,571	\$ -	\$ 33,571	\$ 33,571	\$ 75,000
Total Expenditures	\$ 597,550	\$ 253,107	\$ 327,032	\$ 576,079	\$ 762,566
Excess Revenues/(Expenditures)	\$ -	\$ 277,254	\$ (259,843)	\$ 21,471	\$ -

Net Assessments	\$ 762,566
Add: Discounts & Collections 7%	\$57,397
Gross Assessments	<u>\$819,964</u>
Assessable Units	703
Per Unit Gross Assessment	<u>\$1,166.38</u>
FY24 Per Unit Gross Assessments	<u>\$914.00</u>
Increase	<u>\$252.38</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	354.00	354	1.00	\$383,995	\$1,085	\$1,166
Phase 2	178.00	178	1.00	\$193,082	\$1,085	\$1,166
Phase 3	171.00	171	1.00	\$185,489	\$1,085	\$1,166
703.00	703			\$762,566		

Cypress Park Estates Community Development District General Fund Budget

REVENUES:

Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineer Fees

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

Attorney Fees

The District's legal counsel, Kilinski | Van Wyk, PLLC, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

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

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 A1, 2020 A2 and 2022. Governmental Management Services-Central Florida, LLC, provides these services.

Cypress Park Estates Community Development District General Fund Budget

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 A1, 2020 A2 and 2022 bonds.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Postage & Delivery

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

Insurance

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

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Cypress Park Estates Community Development District General Fund Budget

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services-Central Florida, LLC, provides these services.

Landscape Maintenance

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

Landscape Replacement

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

Streetlights

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

Electric

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

Cypress Park Estates Community Development District General Fund Budget

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Account #	Address	Monthly Amount	Annual Amount
63696	5150 E Johnson Ave	\$2,671	\$32,052
63695	4701 Baker Dairy Rd	\$2,466	\$29,592
64455	4975 Baker Dairy Rd	\$182	\$2,184
72936	290 Bottle Brush Drive	\$652	\$7,824
72937	959 Sabal Point	\$408	\$4,896
	Contingency	\$454	\$5,448
			\$81,996

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Fountain Maintenance

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

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets

Contingency

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

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Cypress Park Estates Community Development District General Fund Budget

Amenity – Water

Represents estimated water charges for the District’s amenity facilities.

Account #	Address	Monthly Amount	Annual Amount
67111	1209 Tupelo Trail (Irrigation)	\$1,130	\$13,560
	Contingency	\$738	\$8,856
			\$22,416

Playground Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

Represents the estimated cost of contracting a monthly security service for the District’s amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District’s pool. These services are provided by Resort Pool Services.

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District’s amenity facilities.

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

Contingency

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

Other Expenditures:

Capital Reserves

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

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-1

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments - 2020 A1	\$ 442,500	\$ 392,745	\$ 49,755	\$ 442,500	\$ 442,500
Interest Income	\$ -	\$ 6,692	\$ 3,346	\$ 10,038	\$ 5,000
Carry Forward Surplus	\$ 160,271	\$ 164,403	\$ -	\$ 164,403	\$ 177,241
Total Revenues	\$ 602,771	\$ 563,840	\$ 53,101	\$ 616,941	\$ 624,741
Expenditures					
Series 2020A-1					
Interest - 11/1	\$ 142,350	\$ 142,350	\$ -	\$ 142,350	\$ 140,316
Principal - 5/1	\$ 155,000	\$ -	\$ 155,000	\$ 155,000	\$ 160,000
Interest - 5/1	\$ 142,350	\$ -	\$ 142,350	\$ 142,350	\$ 140,316
Total Expenditures	\$ 439,700	\$ 142,350	\$ 297,350	\$ 439,700	\$ 440,631
Excess Revenues/(Expenditures)	\$ 163,071	\$ 421,490	\$ (244,249)	\$ 177,241	\$ 184,110

*Carry forward less amount in Reserve funds.

Series 2020 A-1	
Interest- 11/1/25	\$138,216
Total	\$138,216

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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	\$ 7,310,000.00	\$ -	\$ 140,315.63	\$ 437,665.63
05/01/25	\$ 7,310,000.00	\$ 160,000.00	\$ 140,315.63	\$ -
11/01/25	\$ 7,150,000.00	\$ -	\$ 138,215.63	\$ 438,531.25
05/01/26	\$ 7,150,000.00	\$ 165,000.00	\$ 138,215.63	\$ -
11/01/26	\$ 6,985,000.00	\$ -	\$ 135,534.38	\$ 438,750.00
05/01/27	\$ 6,985,000.00	\$ 170,000.00	\$ 135,534.38	\$ -
11/01/27	\$ 6,815,000.00	\$ -	\$ 132,771.88	\$ 438,306.25
05/01/28	\$ 6,815,000.00	\$ 175,000.00	\$ 132,771.88	\$ -
11/01/28	\$ 6,640,000.00	\$ -	\$ 129,928.13	\$ 437,700.00
05/01/29	\$ 6,640,000.00	\$ 185,000.00	\$ 129,928.13	\$ -
11/01/29	\$ 6,455,000.00	\$ -	\$ 126,921.88	\$ 441,850.00
05/01/30	\$ 6,455,000.00	\$ 190,000.00	\$ 126,921.88	\$ -
11/01/30	\$ 6,265,000.00	\$ -	\$ 123,834.38	\$ 440,756.25
05/01/31	\$ 6,265,000.00	\$ 195,000.00	\$ 123,834.38	\$ -
11/01/31	\$ 6,070,000.00	\$ -	\$ 120,056.25	\$ 438,890.63
05/01/32	\$ 6,070,000.00	\$ 205,000.00	\$ 120,056.25	\$ -
11/01/32	\$ 5,865,000.00	\$ -	\$ 116,084.38	\$ 441,140.63
05/01/33	\$ 5,865,000.00	\$ 210,000.00	\$ 116,084.38	\$ -
11/01/33	\$ 5,655,000.00	\$ -	\$ 112,015.63	\$ 438,100.00
05/01/34	\$ 5,655,000.00	\$ 220,000.00	\$ 112,015.63	\$ -
11/01/34	\$ 5,435,000.00	\$ -	\$ 107,753.13	\$ 439,768.75
05/01/35	\$ 5,435,000.00	\$ 230,000.00	\$ 107,753.13	\$ -
11/01/35	\$ 5,205,000.00	\$ -	\$ 103,296.88	\$ 441,050.00
05/01/36	\$ 5,205,000.00	\$ 240,000.00	\$ 103,296.88	\$ -
11/01/36	\$ 4,965,000.00	\$ -	\$ 98,646.88	\$ 441,943.75
05/01/37	\$ 4,965,000.00	\$ 245,000.00	\$ 98,646.88	\$ -
11/01/37	\$ 4,720,000.00	\$ -	\$ 93,900.00	\$ 437,546.88
05/01/38	\$ 4,720,000.00	\$ 255,000.00	\$ 93,900.00	\$ -
11/01/38	\$ 4,465,000.00	\$ -	\$ 88,959.38	\$ 437,859.38
05/01/39	\$ 4,465,000.00	\$ 265,000.00	\$ 88,959.38	\$ -
11/01/39	\$ 4,200,000.00	\$ -	\$ 83,825.00	\$ 437,784.38
05/01/40	\$ 4,200,000.00	\$ 280,000.00	\$ 83,825.00	\$ -
11/01/40	\$ 3,920,000.00	\$ -	\$ 78,400.00	\$ 442,225.00
05/01/41	\$ 3,920,000.00	\$ 290,000.00	\$ 78,400.00	\$ -
11/01/41	\$ 3,630,000.00	\$ -	\$ 72,600.00	\$ 441,000.00
05/01/42	\$ 3,630,000.00	\$ 300,000.00	\$ 72,600.00	\$ -
11/01/42	\$ 3,330,000.00	\$ -	\$ 66,600.00	\$ 439,200.00
05/01/43	\$ 3,330,000.00	\$ 315,000.00	\$ 66,600.00	\$ -
11/01/43	\$ 3,015,000.00	\$ -	\$ 60,300.00	\$ 441,900.00
05/01/44	\$ 3,015,000.00	\$ 325,000.00	\$ 60,300.00	\$ -
11/01/44	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 439,100.00
05/01/45	\$ 2,690,000.00	\$ 340,000.00	\$ 53,800.00	\$ -
11/01/45	\$ 2,350,000.00	\$ -	\$ 47,000.00	\$ 440,800.00
05/01/46	\$ 2,350,000.00	\$ 355,000.00	\$ 47,000.00	\$ -
11/01/46	\$ 1,995,000.00	\$ -	\$ 39,900.00	\$ 441,900.00
05/01/47	\$ 1,995,000.00	\$ 365,000.00	\$ 39,900.00	\$ -
11/01/47	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 437,500.00
05/01/48	\$ 1,630,000.00	\$ 385,000.00	\$ 32,600.00	\$ -
11/01/48	\$ 1,245,000.00	\$ -	\$ 24,900.00	\$ 442,500.00
05/01/49	\$ 1,245,000.00	\$ 400,000.00	\$ 24,900.00	\$ -
11/01/49	\$ 845,000.00	\$ -	\$ 16,900.00	\$ 441,800.00
05/01/50	\$ 845,000.00	\$ 415,000.00	\$ 16,900.00	\$ -
11/1/50	\$ 430,000.00	\$ -	\$ 8,600.00	\$ 440,500.00
5/1/51	\$ 430,000.00	\$ 430,000.00	\$ 8,600.00	\$ 438,600.00
		\$ 7,620,000.00	\$ 5,280,787.50	\$ 13,197,140.63

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-2

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments - 2020 A2	\$ 71,200	\$ 63,194	\$ 8,006	\$ 71,200	\$ 71,200
Interest Income	\$ -	\$ 953	\$ 477	\$ 1,430	\$ 700
Carry Forward Surplus	\$ 27,206	\$ 26,151	\$ -	\$ 26,151	\$ 31,824
Total Revenues	\$ 98,406	\$ 90,298	\$ 8,483	\$ 98,781	\$ 103,724
Expenditures					
Series 2020A-2					
Interest- 11/1	\$ 23,278	\$ 23,678	\$ -	\$ 23,678	\$ 22,878
Principal - 5/1	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 25,000
Interest - 5/1	\$ 23,278	\$ -	\$ 23,278	\$ 23,278	\$ 22,878
Total Expenditures	\$ 66,556	\$ 23,678	\$ 43,278	\$ 66,956	\$ 70,756
Excess Revenues/(Expenditures)	\$ 31,850	\$ 66,620	\$ (34,796)	\$ 31,824	\$ 32,968

*Carry forward less amount in Reserve funds.

Series 2020 A-2	
Interest - 11/1/25	\$22,378
Total	\$22,378

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

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	\$ 1,125,000.00	\$ -	\$ 22,878.13	\$ 66,156.25
05/01/25	\$ 1,125,000.00	\$ 25,000.00	\$ 22,878.13	\$ -
11/01/25	\$ 1,100,000.00	\$ -	\$ 22,378.13	\$ 70,256.25
05/01/26	\$ 1,100,000.00	\$ 25,000.00	\$ 22,378.13	\$ -
11/01/26	\$ 1,075,000.00	\$ -	\$ 21,878.13	\$ 69,256.25
05/01/27	\$ 1,075,000.00	\$ 25,000.00	\$ 21,878.13	\$ -
11/01/27	\$ 1,050,000.00	\$ -	\$ 21,378.13	\$ 68,256.25
05/01/28	\$ 1,050,000.00	\$ 25,000.00	\$ 21,378.13	\$ -
11/01/28	\$ 1,025,000.00	\$ -	\$ 20,878.13	\$ 67,256.25
05/01/29	\$ 1,025,000.00	\$ 30,000.00	\$ 20,878.13	\$ -
11/01/29	\$ 995,000.00	\$ -	\$ 20,278.13	\$ 71,156.25
05/01/30	\$ 995,000.00	\$ 30,000.00	\$ 20,278.13	\$ -
11/01/30	\$ 965,000.00	\$ -	\$ 19,678.13	\$ 69,956.25
05/01/31	\$ 965,000.00	\$ 30,000.00	\$ 19,678.13	\$ -
11/01/31	\$ 935,000.00	\$ -	\$ 19,078.13	\$ 68,756.25
05/01/32	\$ 935,000.00	\$ 30,000.00	\$ 19,078.13	\$ -
11/01/32	\$ 905,000.00	\$ -	\$ 18,478.13	\$ 67,556.25
05/01/33	\$ 905,000.00	\$ 30,000.00	\$ 18,478.13	\$ -
11/01/33	\$ 875,000.00	\$ -	\$ 17,878.13	\$ 66,356.25
05/01/34	\$ 875,000.00	\$ 35,000.00	\$ 17,878.13	\$ -
11/01/34	\$ 840,000.00	\$ -	\$ 17,178.13	\$ 70,056.25
05/01/35	\$ 840,000.00	\$ 35,000.00	\$ 17,178.13	\$ -
11/01/35	\$ 805,000.00	\$ -	\$ 16,478.13	\$ 68,656.25
05/01/36	\$ 805,000.00	\$ 35,000.00	\$ 16,478.13	\$ -
11/01/36	\$ 770,000.00	\$ -	\$ 15,778.13	\$ 67,256.25
05/01/37	\$ 770,000.00	\$ 40,000.00	\$ 15,778.13	\$ -
11/01/37	\$ 730,000.00	\$ -	\$ 14,978.13	\$ 70,756.25
05/01/38	\$ 730,000.00	\$ 40,000.00	\$ 14,978.13	\$ -
11/01/38	\$ 690,000.00	\$ -	\$ 14,178.13	\$ 69,156.25
05/01/39	\$ 690,000.00	\$ 40,000.00	\$ 14,178.13	\$ -
11/01/39	\$ 650,000.00	\$ -	\$ 13,378.13	\$ 67,556.25
05/01/40	\$ 650,000.00	\$ 45,000.00	\$ 13,378.13	\$ -
11/01/40	\$ 605,000.00	\$ -	\$ 12,478.13	\$ 70,856.25
05/01/41	\$ 605,000.00	\$ 45,000.00	\$ 12,478.13	\$ -
11/01/41	\$ 560,000.00	\$ -	\$ 11,550.00	\$ 69,028.13
05/01/42	\$ 560,000.00	\$ 45,000.00	\$ 11,550.00	\$ -
11/01/42	\$ 515,000.00	\$ -	\$ 10,621.88	\$ 67,171.88
05/01/43	\$ 515,000.00	\$ 50,000.00	\$ 10,621.88	\$ -
11/01/43	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 70,212.50
05/01/44	\$ 465,000.00	\$ 50,000.00	\$ 9,590.63	\$ -
11/01/44	\$ 415,000.00	\$ -	\$ 8,559.38	\$ 68,150.00
05/01/45	\$ 415,000.00	\$ 55,000.00	\$ 8,559.38	\$ -
11/01/45	\$ 360,000.00	\$ -	\$ 7,425.00	\$ 70,984.38
05/01/46	\$ 360,000.00	\$ 55,000.00	\$ 7,425.00	\$ -
11/01/46	\$ 305,000.00	\$ -	\$ 6,290.63	\$ 68,715.63
05/01/47	\$ 305,000.00	\$ 55,000.00	\$ 6,290.63	\$ -
11/01/47	\$ 250,000.00	\$ -	\$ 5,156.25	\$ 66,446.88
05/01/48	\$ 250,000.00	\$ 60,000.00	\$ 5,156.25	\$ -
11/01/48	\$ 190,000.00	\$ -	\$ 3,918.75	\$ 69,075.00
05/01/49	\$ 190,000.00	\$ 60,000.00	\$ 3,918.75	\$ -
11/01/49	\$ 130,000.00	\$ -	\$ 2,681.25	\$ 66,600.00
05/01/50	\$ 130,000.00	\$ 65,000.00	\$ 2,681.25	\$ -
11/1/50	\$ 65,000.00	\$ -	\$ 1,340.63	\$ 69,021.88
5/1/51	\$ 65,000.00	\$ 65,000.00	\$ 1,340.63	\$ 66,340.63
		\$ 1,145,000.00	\$ 799,281.25	\$ 1,987,959.38

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 511,731	\$ 385,334	\$ 126,397	\$ 511,731	\$ 434,150
Interest Income	\$ -	\$ 17,360	\$ 8,680	\$ 26,040	\$ 13,000
Carry Forward Surplus	\$ 148,346	\$ 1,628,673	\$ -	\$ 1,628,673	\$ 242,944
Total Revenues	\$ 660,077	\$ 2,031,367	\$ 135,077	\$ 2,166,444	\$ 690,094
Expenditures					
Series 2022					
Interest - 11/1	\$ 193,419	\$ 193,419	\$ -	\$ 193,419	\$ 161,281
Special Call - 11/1	\$ -	\$ 1,195,000	\$ -	\$ 1,195,000	\$ -
Principal - 5/1	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 110,000
Interest - 5/1	\$ 193,419	\$ -	\$ 193,419	\$ 193,419	\$ 161,281
Total Expenditures	\$ 511,838	\$ 1,388,419	\$ 318,419	\$ 1,706,838	\$ 432,563
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (216,663)	\$ -	\$ (216,663)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (216,663)	\$ -	\$ (216,663)	\$ -
Excess Revenues/(Expenditures)	\$ 148,240	\$ 426,286	\$ (183,342)	\$ 242,944	\$ 257,531

*Carry forward less amount in Reserve funds.

Series 2022	
Interest - 11/1/25	<u>\$158,875</u>
Total	<u><u>\$158,875</u></u>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 2	178	\$169,100	\$950	\$1,022
Single family - Phase 3	171	\$265,050	\$1,550	\$1,667
	349	\$434,150		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	\$ 6,445,000.00	\$ -	\$ 161,281.25	\$ 429,859.38
05/01/25	\$ 6,445,000.00	\$ 110,000.00	\$ 161,281.25	\$ -
11/01/25	\$ 6,100,000.00	\$ -	\$ 158,875.00	\$ 430,156.25
05/01/26	\$ 6,100,000.00	\$ 115,000.00	\$ 158,875.00	\$ -
11/01/26	\$ 6,100,000.00	\$ -	\$ 156,359.38	\$ 430,234.38
05/01/27	\$ 6,100,000.00	\$ 120,000.00	\$ 156,359.38	\$ -
11/01/27	\$ 6,100,000.00	\$ -	\$ 153,734.38	\$ 430,093.75
05/01/28	\$ 6,100,000.00	\$ 125,000.00	\$ 153,734.38	\$ -
11/01/28	\$ 5,975,000.00	\$ -	\$ 150,765.63	\$ 429,500.00
05/01/29	\$ 5,975,000.00	\$ 135,000.00	\$ 150,765.63	\$ -
11/01/29	\$ 5,840,000.00	\$ -	\$ 147,559.38	\$ 433,325.00
05/01/30	\$ 5,840,000.00	\$ 140,000.00	\$ 147,559.38	\$ -
11/01/30	\$ 5,555,000.00	\$ -	\$ 144,234.38	\$ 431,793.75
05/01/31	\$ 5,400,000.00	\$ 145,000.00	\$ 144,234.38	\$ -
11/01/31	\$ 5,400,000.00	\$ -	\$ 140,790.63	\$ 430,025.00
05/01/32	\$ 5,400,000.00	\$ 155,000.00	\$ 140,790.63	\$ -
11/01/32	\$ 5,400,000.00	\$ -	\$ 137,109.38	\$ 432,900.00
05/01/33	\$ 5,400,000.00	\$ 160,000.00	\$ 137,109.38	\$ -
11/01/33	\$ 5,240,000.00	\$ -	\$ 133,109.38	\$ 430,218.75
05/01/34	\$ 5,240,000.00	\$ 170,000.00	\$ 133,109.38	\$ -
11/01/34	\$ 5,070,000.00	\$ -	\$ 128,859.38	\$ 431,968.75
05/01/35	\$ 5,070,000.00	\$ 180,000.00	\$ 128,859.38	\$ -
11/01/35	\$ 4,890,000.00	\$ -	\$ 124,359.38	\$ 433,218.75
05/01/36	\$ 4,890,000.00	\$ 185,000.00	\$ 124,359.38	\$ -
11/01/36	\$ 4,705,000.00	\$ -	\$ 119,734.38	\$ 429,093.75
05/01/37	\$ 4,705,000.00	\$ 195,000.00	\$ 119,734.38	\$ -
11/01/37	\$ 4,510,000.00	\$ -	\$ 114,859.38	\$ 429,593.75
05/01/38	\$ 4,510,000.00	\$ 205,000.00	\$ 114,859.38	\$ -
11/01/38	\$ 4,305,000.00	\$ -	\$ 109,734.38	\$ 429,593.75
05/01/39	\$ 4,305,000.00	\$ 215,000.00	\$ 109,734.38	\$ -
11/01/39	\$ 4,090,000.00	\$ -	\$ 104,359.38	\$ 429,093.75
05/01/40	\$ 4,090,000.00	\$ 225,000.00	\$ 104,359.38	\$ -
11/01/40	\$ 3,375,000.00	\$ -	\$ 98,734.38	\$ 428,093.75
05/01/41	\$ 3,375,000.00	\$ 240,000.00	\$ 98,734.38	\$ -
11/01/41	\$ 3,375,000.00	\$ -	\$ 92,734.38	\$ 431,468.75
05/01/42	\$ 3,375,000.00	\$ 250,000.00	\$ 92,734.38	\$ -
11/01/42	\$ 3,375,000.00	\$ -	\$ 86,484.38	\$ 429,218.75
05/01/43	\$ 3,375,000.00	\$ 265,000.00	\$ 86,484.38	\$ -
11/01/43	\$ 3,110,000.00	\$ -	\$ 79,693.75	\$ 431,178.13
05/01/44	\$ 3,110,000.00	\$ 280,000.00	\$ 79,693.75	\$ -
11/01/44	\$ 2,830,000.00	\$ -	\$ 72,518.75	\$ 432,212.50
05/01/45	\$ 2,830,000.00	\$ 295,000.00	\$ 72,518.75	\$ -
11/01/45	\$ 2,535,000.00	\$ -	\$ 64,959.38	\$ 432,478.13
05/01/46	\$ 2,535,000.00	\$ 310,000.00	\$ 64,959.38	\$ -
11/01/46	\$ 2,225,000.00	\$ -	\$ 57,015.63	\$ 431,975.00
05/01/47	\$ 2,225,000.00	\$ 325,000.00	\$ 57,015.63	\$ -
11/01/47	\$ 1,900,000.00	\$ -	\$ 48,687.50	\$ 430,703.13
05/01/48	\$ 1,900,000.00	\$ 340,000.00	\$ 48,687.50	\$ -
11/01/48	\$ 1,560,000.00	\$ -	\$ 39,975.00	\$ 428,662.50
05/01/49	\$ 1,560,000.00	\$ 360,000.00	\$ 39,975.00	\$ -
11/01/49	\$ 1,200,000.00	\$ -	\$ 30,750.00	\$ 430,725.00
05/01/50	\$ 1,200,000.00	\$ 380,000.00	\$ 30,750.00	\$ -
11/1/50	\$ 820,000.00	\$ -	\$ 21,012.50	\$ 431,762.50
5/1/51	\$ 820,000.00	\$ 400,000.00	\$ 21,012.50	\$ -
11/1/51	\$ 420,000.00	\$ -	\$ 10,762.50	\$ 431,775.00
5/1/52	\$ 420,000.00	\$ 420,000.00	\$ 10,762.50	\$ 430,762.50
		\$ 6,550,000.00	\$ 5,941,684.50	\$ 12,491,684.50

Cypress Park Estates

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 33,571
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 33,571
Expenditures					
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Playground Shade	\$ -	\$ -	\$ -	\$ -	\$ 32,000
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 52,500
Other Financing Sources/(Uses)					
Transfer In	\$ 33,571	\$ -	\$ 33,571	\$ 33,571	\$ 75,000
Total Other Financing Sources/(Uses)	\$ 33,571	\$ -	\$ 33,571	\$ 33,571	\$ 75,000
Excess Revenues/(Expenditures)	\$ 33,571	\$ -	\$ 33,571	\$ 33,571	\$ 56,071

SECTION V

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Scott Shapiro	11/2024
2	McKinzie Terrill	11/2024
3	Steve Rosser	11/2026
4	Allan Keen	11/2026
5	Hyzens Marc	11/2024

This year, Seat 1, currently held by Scott Shapiro, Seat 2, currently held by McKinzie Terrill, and Seat 5, currently held by Hyzens Marc, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **26th day of November 2024, at 10:30 AM and located at the Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, Florida 33850.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **April 25, 2024** meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 25TH DAY OF APRIL 2024.

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Cypress Park Estates Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 155.50 acres, generally located east of Power Line Road and south of Baker Dairy Road within Haines City, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there may be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: **Tuesday, November 26, 2024**
TIME: **10:30 AM**
PLACE: **Lake Alfred Public Library**
245 N Seminole Ave.
Lake Alfred, Florida 33850

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Jill Burns
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT FOR THE
ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 26, 2024**

TIME: **10:30 AM**

LOCATION: **Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, Florida 33850**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY
 CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
 POLK COUNTY, FLORIDA
 LANDOWNERS' MEETING –Tuesday, November 26, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Saddle Creek Preserve of Polk County Community Development District to be held at the **Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, Florida 33850, on Tuesday, November 26, 2024 at 10:30 AM**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING –TUESDAY, NOVEMBER 26, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Cypress Park Estates Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI



A Security Proposal for Cypress Park Estates CDD (GMS)

Video Surveillance Solution With Remote Perimeter Protection

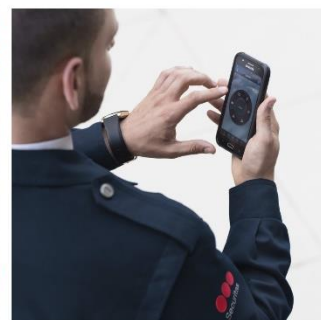
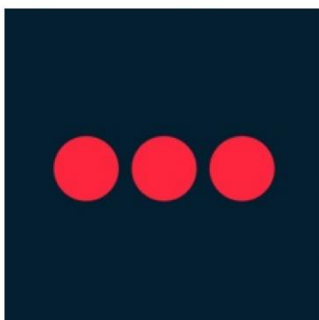
Thomas Bresnyan, District Manager
April 11, 2024 | www.securitasinc.com

Securitas Security Services Inc.
4175 Pipkin Road South, Suite 105
Lakeland, FL. 33811



Confidentiality Statement

This entire proposal is considered confidential information by Securitas Security Services USA, Inc. and may not be distributed, in whole or in part, to any person, firm or corporation outside of CYPRESS PARK ESTATES CDD. In addition, this proposal may be distributed only to those employees or affiliates within CYPRESS PARK ESTATES CDD who have direct responsibility for the proposal/decision-making process.





SECURITAS INTEGRATED GUARDING

Securitas serves a wide range of customers in a variety of industries and customer segments. Our protective services, developed together with our customers, are designed to incorporate a high degree of technology content. While manned guarding still represents the cornerstone of Securitas, we continuously work to develop our offering. This enables us to meet customer-specific demands at a competitive price.

Securitas' strong focus and commitment to Integrated Guarding solutions are demonstrated by our tremendous investment in the growth and capabilities of our technology services and solutions support team.

Securitas USA is *The Leader in Protective Services*. The only security provider offering:

- A full spectrum of complementing integrated protective services.
- Over 112,000 security professionals.
- The largest security and Mobile footprint in North America.
- The most local focus with over 350 district offices and over 500 local district managers.





SECURITAS SOLUTIONS SUPPORT TEAM

Securitas has built a robust infrastructure designed to support our clients' physical, electronic, and remote security requirements. Within the same Securitas Operation Center in Charlotte, NC, we have a full spectrum of support consisting of multiple teams including:

Knowledge Team

Our centralized sales and knowledge team vets and tracks technology and integrated guarding opportunities, ensuring that proposed solutions fit client needs and Securitas' capabilities. This team is also capable of designing simple solutions remotely, allowing for quick turnaround, and additionally provides support in assembling new contracts and contract addendums.

Solutions Engineers

Within each of our regions, we have several strategically located engineers in the field. These professionals extend our ability to design more complex systems, visiting client sites, and gathering crucial information.

Project Management

Following the sale of an integrated guarding solution, a Project Manager from our Operations Team is assigned to the project and serves as a single point of communication for implementing new systems and services. They coordinate with our integration teams in the field, scheduling the installation, offering direction and guidance where needed, and providing status updates to all necessary parties.

Remote Solutions Support Desk

As many of our services depend on the connectivity and functionality of the electronic systems, we have individuals focused on ensuring that these systems are functioning properly and have the appropriate connectivity. Most Securitas-installed video systems with Remote Guarding services are connected to our Health Monitoring server in which all IP devices are pinged roughly every 20-30 seconds. If response feedback is not received within the acceptable time threshold, the Solutions Support Desk is alerted and can take steps to remedy the issue remotely. This helps to keep costs down for both Securitas and our clients and gets systems back online more quickly. If, however, on-site assistance is needed, this team also coordinates service and preventative maintenance of systems and can engage a service technician.

Commitment to Quality

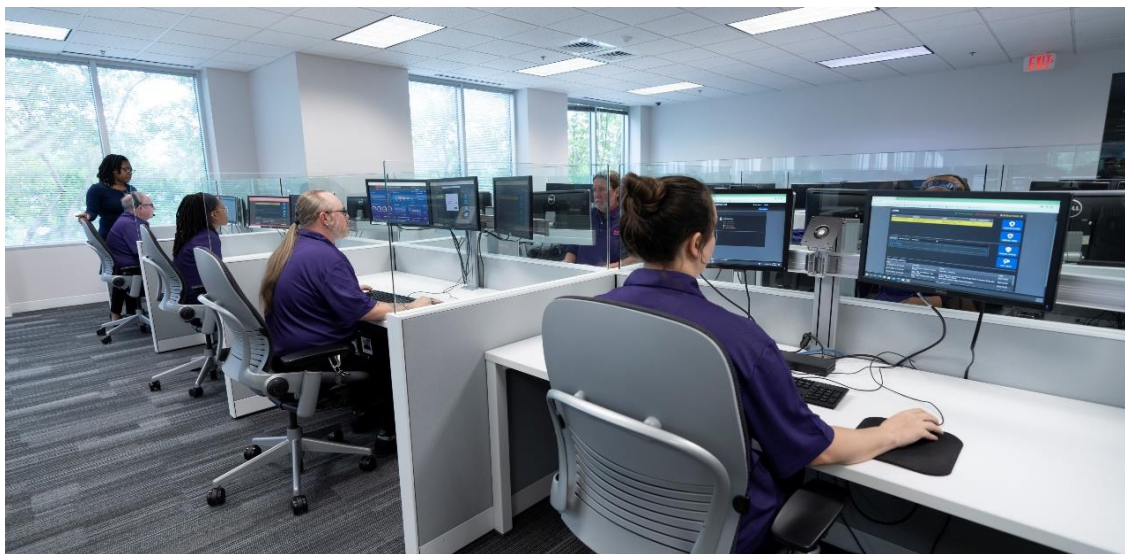
Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we select cameras and equipment that we have identified as high quality and capable of remote support. By doing this, we decrease the amount of equipment issues and the time it takes to restore the equipment if a failure occurs. We also offer a dedicated and secure internet connection for our equipment so that we can maintain service and monitoring connections with our devices in the field without compromising the bandwidth or security of client networks.

As technology is continuously evolving, a major initiative of our Solutions Support Team is staying up to date with the latest offerings. Our vendor partnerships remain a strong component of this, as does ongoing training and communication to our team members in the field.



REMOTE GUARDING OVERVIEW

Remote Guarding is built on Securitas USA's rich history of world-class guarding services. Alarm Verification, employee escorts, entry management, site patrol, and perimeter protection have long been the key to many of our offerings. Remote Guarding services are designed to provide clients with peace of mind, utilizing the most applicable resources to resolve issues effectively and efficiently while providing valuable insights to shape your evolving security program.



SECURITAS OPERATION CENTER

The Securitas Operations Center (SOC) is in Charlotte, North Carolina and is the home to our Remote Guarding Team. Chosen for the region's stable climate and the fact that it is not susceptible to the extreme weather conditions many other parts of the country must endure, the facility is easily accessible and was designed to accommodate high levels of bandwidth. Our facility has additional space to allow future expansion. Leveraging our SOC means that clients can take advantage of our business continuity plan, disaster recovery locations, redundant servers, and bandwidth that Securitas has already invested in.

REMOTE GUARDING OFFICERS

Heavily recruited from the military, law enforcement, and security, our Remote Guarding Officers are truly the key to our Remote Guarding Services. Experienced in understanding clients' security needs, our Remote Guarding Officers provide a high level of situational awareness to evaluate events and escalate as required. Officers are trained on investigating events, making data-driven decisions based on Securitas expertise, and engaging and coordinating local security resources only when necessary. Ongoing training is a routine part of our program, as we incorporate new technologies, add complexities to the services that we provide to tailor them to client needs, and strive to improve our performance and delivery.





REMOTE GUARDING SERVICE MODEL

Event-Based Approach

Remote Guarding is a continuation of the guarding services that Securitas has an in-depth experience and tradition of providing by leveraging technology and electronic security. As studies show that live monitoring is highly ineffective due to attention fatigue, complex variables, and numerous amounts of cameras, we implement an event-based model for our Remote Guarding services. This allows us to utilize triggers such as intelligent behavior video analytics, peripheral sensors, phone calls, and scheduled proactive patrols to create events with specific directives. This keeps Remote Guarding Officers more engaged and provides a more effective overall service to our clients.

Shared Service Model

Remote Guarding is performed as a shared service, meaning that Remote Guarding Officers are not dedicated to any one site or service. This allows for a more efficient service, keeping our average response time to events under thirty seconds, meaning that you have fresh eyes on each event within a short time. Having many Remote Guarding Officers interacting with many sites allows for them to utilize their situational information more effectively across similar types of clients, situations, and geographical locations, providing additional insight when able.

REMOTE GUARDING PLATFORM

We utilize a physical security information management software as our platform for bringing video in to alert our Remote Guarding Officers of alarms or activities that require their attention. Using this platform allows us to create those meaningful events, focusing on those activities that require supervision, interaction, or some form of a human component that technology alone cannot automate.

Each site has a unique script that has been customized for the type of service being performed. This provides a standard for how each event is handled, gathering all pertinent information, and provides consistent and meaningful metrics when compared over time and across multiple sites. These scripts are developed with our clients, with Securitas' expertise to guide the best scripts allowing for structured guidance while allowing Remote Guarding Officers to effectively utilize their knowledge and experience.

When handling an event, our Remote Guarding Officers will connect to video and audio equipment to view the location, gather required information as to the type of assistance needed, and escalate to the appropriate party based on the scripted decision tree that acts as our Standard Operating Procedures.

This platform automatically generates audit trails and Incident Reports for those events that require additional documenting. In addition, all events are documented and can be categorized to generate various reports.



Cypress Park Estates

PROPOSAL OBJECTIVES

Securitas is proposing to install an Avigilon 8TB NVR with two (2) 5MP analytic multisensor cameras with IR and one (1) talk-down speaker.

DESIRED OUTCOME:

CYPRESS PARK ESTATES WOULD LIKE A SECURITY PROGRAM WHICH:

- Reduced costs associated with remote guarding
- Is easy to deploy and provides long-term value
- Fosters a safe environment for employees, residents, and visitors

REMOTE GUARDING SERVICES

The below services are included in this proposal and are estimations of activity that have been either shared by the client or approximated based upon Securitas' experience with similar types of clients and variables.

INTERNET TO BE PROVIDED BY CLIENT

A singular hardline internet connection will be set-up with the local Internet Service Provider that will have sufficient bandwidth necessary to facilitate Remote Guarding Services. The Securitas Operation Center will connect through a Virtual Private Network (VPN) tunnel for added network security. This connection will be separate from the client's network. Additionally, a cellular back-up connection, provided by Securitas will be in place to mitigate any connectivity issues in the event of an Internet outage.

Remote Perimeter Protection: Securitas will receive up to thirty (30) analytic activations per month per area between 10:00pm and 6:00am seven days a week as outlined below.

The Securitas Operation Center (SOC) located in Charlotte, North Carolina will provide a response to alarm events triggered by intelligent behavioral video analytics. Analytics will be configured to alert Remote Guarding Officers (RGOs) of unusual or suspicious activity such as individuals afterhours within the camera fields of view (FOV).



Proposed analytics for:

- Detection and classification of persons entering the area.

In the event that an analytic alarm is triggered, the RGO will review the alarm footage of the area where the alarm was created, view live camera feeds, and make an announcement over the speakers if the activity is not within normal parameters, as agreed upon by the Client, such as Securitas On-site Officers roving the facility.



- Example Call down: “This is Security. This area is under live video surveillance and is off-limits to the public. Please leave the premises or Police will be dispatched. Security is standing by live.”

The RGO will follow the procedures as outlined in the Remote Guarding Standard Operating Procedures (SOP). RGOs can then escalate to the appropriate party, dispatching local security resources or law enforcement depending on the level of threat

Click for a video on [Remote Perimeter Protection](#)

SCOPE OF WORK

Our proposal is based on the information provided at the time of our survey, any site drawings and the interpretation of the client’s needs. Equipment installation is based on typical building construction, allowing for standard wiring accessibility and equipment mounting, unless otherwise noted.

1. [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

EQUIPMENT DESCRIPTION

Below is the bill of materials for the proposed scope of work. All other system equipment and accessories will be provided at the discretion of Securitas Operations.

Quantity	Description
1	HD Video Appliance 8-Port 4TB unit, with camera license
2	3x 5MP, WDR, LightCatcher, analytics with IR
1	350VAC UPS
1	Talk-down Speaker



CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

The following information has been taken into consideration and impacts the services and pricing provisioned in this proposal.

EXISTING EQUIPMENT & COMPATIBILITY

- Securitas is not responsible for the integrity or functionality of any existing wiring or equipment integrated into the design. Our assumption is that existing systems are in good working order, 100% functional, and capable of the new demands placed on them.
- Remote Guarding (Existing Equipment) – It is assumed that any existing equipment utilized is compatible with Securitas' Remote Guarding Platform software. Any equipment not compatible could require a replacement to perform the service.
- (Existing Equipment) Remote Perimeter Protection requires cameras with analytic functionality that is compatible with the Remote Guarding Platform software. If existing cameras do not have analytic capabilities or the system is not compatible, new equipment could be required. This would come at an additional cost.
- Securitas will not connect to any devices that have been restricted by the government under H.R. 5515, John S. McCain National Defense Authorization Act, Section 880. This includes but is not limited to Hikvision and Dahua products.

CONNECTIVITY

- Client to provide network connectivity with sufficient bandwidth as needed (if applicable). A minimum of 10mbps of bandwidth is required per camera to meet the surveillance system's network requirements.
- Securitas-provided IP devices utilizing the Owner's LAN/WAN will require the Owner to provide the required IP address, subnets, and gateways to make the system operational.
- Provide an IT or network liaison for any Securitas-provided services residing on or interfacing with the Owner's network.

LICENSING FEES FOR SUREVIEW IMMIX

- Fees in the proposal are based on the number of site locations and configurable endpoints provided in client information sessions. If additional licenses or fees are incurred, it may be the responsibility of the client.

REMOTE GUARDING EVENTS

- Remote Guarding costs in this proposal are based on expected activity. Any fluctuation over that amount could result in a higher cost.
- Perimeter Protection - As the analytic technology being deployed relies partially on motion detection algorithms, the Owner will be required to landscape or trim back any vegetation to allow for accurate analytic triggers. Securitas cannot be held responsible for false analytic triggers due to an overgrown perimeter and vegetation tripping the alarms. Excessive triggers due to false events will require the system to be desensitized, which could result in the valid event being overlooked.
- Environmental lighting can greatly impact the functionality of the system. Client is responsible to provide sufficient lighting.



- Any Remote Guarding overages are the responsibility of the client and will be billed monthly.
- Client will be billed \$6/event for any remote guarding event over 30/month.

GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the headend equipment
- Client responsible for providing 120Vac power as required
- Securitas will require full access to the facility for the installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines, or parameters prior to start.
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.

WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas-provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer-provided software updates for Securitas-provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse, or acts of nature.

MAINTENANCE AND SERVICE PROGRAM

Securitas has provided excellent service for over a hundred years in the physical security industry and continues to provide excellent service in the age of technology.

We offer a full coverage maintenance plan for the equipment we install and a maintenance plan for client-owned equipment.



MAINTENANCE PLAN

In an effort to provide our clients with the technology needed at no capital expense, Securitas can amortize the cost of the equipment (including installation, full service, and maintenance) for contracts that include technology coupled with guarding services (e.g., On-Site, Mobile or Remote Guarding). All technology is maintained and serviced for the life of the contract, and this is included in the full bundled price (some exceptions apply).

PREVENTATIVE MAINTENANCE DETAILS

Video Surveillance Systems: Securitas will verify the live picture quality, field of view, all video and power cable connections, assure that there is adequate airflow around the recording device, and clean the exterior of the unit.

Typically, this includes:

- Cleaning, adjusting, and testing camera and access control systems
- Checking and updating software and firmware on various camera and access control systems
- Checking and assisting in the management of data storage and bandwidth usage

EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

Does not cover acts of vandalism, negligence, unauthorized repairs or modifications, acts of nature (i.e., lightning damage, flood damage, etc.), power surges, and / or the misuse of equipment by personnel other than Securitas employees. The client is responsible for all costs for repair or replacement of equipment damaged or lost due to excluded events.



PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Contract Term: 5 Years	Monthly
Technology Including Installation, Cellular Back-up Connection, Remote Guarding (Perimeter Protection 30/mo), & Standard Corrective and Preventative Maintenance Programs	\$ 657.49

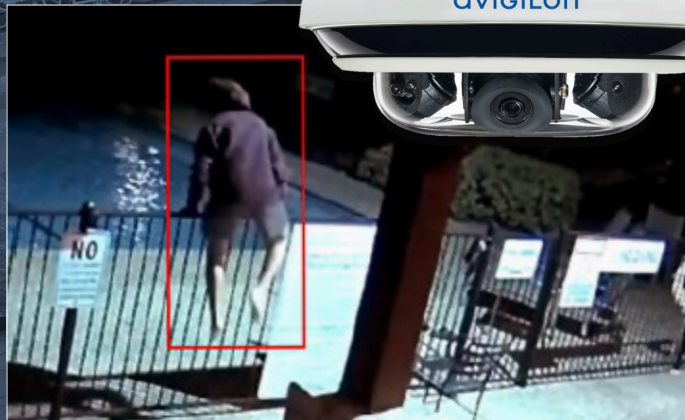
Cypress Park Estates will be billed \$657.49/mo. for 60 months (5 Years). The 60-month (5-year) term will begin once Company Equipment is installed.

PRICING VALIDITY

This quotation shall remain valid for a period of thirty (30) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date. Prices quoted do not include Sales tax. Applicable Sales and Use tax will be added to the quoted prices.

Securitas has endeavored to provide an accurate cost estimate; however, we recognize that changes can occur. Prior to the start of work, Securitas will verify the actual site conditions through a detailed project walkthrough. Securitas will present Cypress Park Estates with an updated cost estimate for approval prior to contract start should any of the following conditions arise: 1) actual site conditions differ from what was originally contemplated, 2) change in scope, 3) different requirements than originally contemplated, or 4) any difference which creates a material change to the scope of work.

Intelligent video surveillance that proactively searches for threats



Remote Pool Perimeter Protection

With the continued evolution of behavioral video analytics, you can rely on Securitas technology to be alert for unwanted activity near your perimeter for sensitive areas.

Package Includes:

- Avigilon NVR
- Avigilon Multisensor Camera
- Talk down speaker
- Installation
- 30 Perimeter Protection Events per month
- Service and maintenance

Analytic rules can be customized to alert Remote Guarding officers to security threats such as persons or vehicles breaching your perimeter, entering restricted areas, loitering, or traveling in the wrong direction.

Remote Perimeter Protection offers remarkable efficiencies as it constantly monitors the scene and engages the human element only when the analytic criteria have been met.

We also actively optimize the systems over time to deter other persistent threat false alarms. Securitas can then manage the entire chain—from technology to officers to on-site response.

See a different world.

Securitas Security Services USA, Inc | © 2022 | securitasinc.com



H5A MULTISENSOR CAMERA

9 MP

12 MP

15 MP

20 MP

24 MP

32 MP

The Avigilon H5A Multisensor camera helps ensure your site is covered from all angles by combining Next-Generation Video Analytics and three or four adjustable sensors into one powerful solution. Monitor virtually any area in all lighting conditions with up to 360-degree views from a single camera. This makes the H5A Multisensor perfect for securing wide areas, including outdoor building corners, parking lots, crossroads, as well as indoor areas with high ceilings, long corridors and hallway intersections.



FEATURES



NEXT-GENERATION VIDEO ANALYTICS

Detects more objects with expanded object classifications and greater accuracy for faster responses, even in crowded scenes.



IMPACT, WATER, DUST & CORROSION PROTECTION

Protects against impact, water, windblown dust and a degree of corrosion with IK10, IP66/67, NEMA Type 4X and TS2 ratings.



ONVIF® COMPLIANT

ONVIF Profile S and T compliance enables easy integration with existing ONVIF infrastructures. Profile G compliance supports search, playback and retrieval of recordings on the edge, while Profile M allows for cross-functionality with third-party analytic solutions.



VARIFOCAL LENSES

Enables you to customize the field of view to optimally protect your site, while lens distortion correction provides a seamless viewing experience.



FIPS 140-2 COMPLIANT WITH INTEGRATED TPM

Meets the high data security standards required by federal government agencies and heavily regulated enterprises with FIPS-compliant cryptography support, integrated TPM and Secure Boot.



HIGH-QUALITY IMAGES IN ALL LIGHTING

Sees clearly in the most challenging lighting conditions with faster frame rates, improved Wide Dynamic Range and optional IR illumination.

ONVIF is a trademark of Onvif, Inc.



MOTOROLA SOLUTIONS

AVIGILON™

SPECIFICATIONS

IMAGE PERFORMANCE		3.0 MP	5.0 MP	4K (8.0 MP)
Image Sensor		1/2.8" CMOS		1/2.8" CMOS
Active Pixels		1920 (H) x 1080 (V) (16:9) 2048 (H) x 1536 (V) (4:3)	2560 x 1440 (16:9) 2592 x 1944 (4:3)	3840 x 2160 (16:9) 2880 x 2160 (4:3)
3 x Image Sensor, Max Resolution (per image sensor)		5760 (H) x 1080 (V) (16:9) 6144 (H) x 1536 (V) (4:3)	7680 x 1440 (16:9) 7776 x 1944 (4:3)	11520 x 2160 (16:9) 8640 x 2160 (4:3)
4 x Image Sensor, Max Resolution (per image sensor)		7680 (H) x 1080 (V) (16:9) 8192 (H) x 1536 (V) (4:3)	10240 x 1440 (16:9) 10368 x 1944 (4:3)	15360 x 2160 (16:9) 11520 x 2160 (4:3)
Sensor Aspect Ratio		4:3	4:3	16:9
IR Illumination - Optional (high power 850 nm LEDs) ¹		30 m (98 ft) maximum distance at 0 lux when camera is mounted at 4 m (13 ft) off the ground		
Minimum Illumination		0.020 lux (F1.5) in color mode 0.018 lux (F1.5) in mono mode 0 lux with optional IR illuminator		0.020 lux (F1.5) in color mode 0.016 lux (F1.5) in mono mode 0 lux with optional IR illuminator
Dynamic Range	WDR On	120 dB, true WDR, dual exposure		
	WDR Off	80 dB		
3D Noise Reduction Filter		Yes		
Image Rate-Analytics Enabled on All Sensors²:				
3 x Image Sensor (60 Hz, 50 Hz)		30 / 25 fps	30 / 25 fps	24 / 20 fps
4 x Image Sensor (60 Hz, 50 Hz)		30 / 25 fps	24 / 25 fps	17 / 16 fps
Image Rate-High Framerate Mode³:				
3 x Image Sensor (60 Hz, 50 Hz)		60 / 50 fps	40 / 33 fps	24 / 25 fps
4 x Image Sensor (60 Hz, 50 Hz)		40 / 33 fps	30 / 25 fps	20 / 20 fps

¹ The IR intensity is based on supplied PoE power.

² Full Feature Mode: Analytics and WDR enabled with H.265.

³ High Frame Rate Mode: Analytics disabled with H.265. Max frame rate with WDR enabled is 30 fps.

IMAGE CONTROL	
Image Compression Method	H.264 HDSM SmartCodec, H.265 HDSM SmartCodec, Motion JPEG
Streaming	Multi-stream H.264, Multi-stream H.265, Motion JPEG
Motion Detection	Selectable sensitivity and threshold
Electronic Shutter Control	Automatic, Manual (1/7.5 to 1/8000 sec)
Iris Control	Fixed
Day/Night Control	Automatic, Manual
Flicker Control	60 Hz, 50 Hz
White Balance	Automatic, Manual
Backlight Compensation	Adjustable
Privacy Zones	Up to 64 zones

LENS (PER IMAGE SENSOR)	3.0 MP	5.0 MP	4K (8.0 MP)
Lens and Horizontal Field of View Based on Aspect Ratio	53° - 97° (16:9) 53° - 99° (4:3)		58° - 106° (16:9) 43° - 74° (4:3)
Lens and Vertical Field of View Based on Aspect Ratio	29° - 50° (16:9) 39° - 69° (4:3)		32° - 55° (16:9) 32° - 55° (4:3)
Aperture Range	F1.5 - F1.9		
Control	Fixed Iris, Remote Focus and Zoom		

NETWORK	
Network	Gigabit Ethernet, 100BASE-TX, 1000BASE-TX
Cabling Type	CAT5E
Connector	RJ-45
API	ONVIF® compliance Profile S, T, M, and G (www.onvif.org)
Security	Signed and encrypted firmware, password protection, HTTPS encryption, digest authentication, WS authentication, user access log, 802.1x port based authentication, TLS1.3, FIPS140-2 Level 3 via onboard TPM
Secure Boot	Yes
Protocol	IPv4, IPv6, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTCP, RTP, TCP, UDP, IGMPv2, ICMP, DHCP, Zeroconf, ARP, HSTS
Streaming Protocols	RTP/UDP, RTP/UDP multicast, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP, HTTP
Device Management Protocols	SNMP v2c, SNMP v3

PERIPHERALS	
USB Port	USB 2.0
Onboard Storage	Dual MicroSD/microSDHC/microSDXC slot - video speed class card required. Class V10 or better recommended. The dual SD cards will work as one contiguous region of storage.

AUXILIARY I/O	
Audio Compression Method	G.711 PCM 8 kHz, Opus
Audio Input/Output	Line level input and output
External I/O Terminal	Alarm In, Alarm Out

ELECTRICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Power Consumption	26 W with 24 VDC 37 VA with 24 VAC 25.5 W with IEE 802.3at Type 2 (PoE+)	With IR: 52 W with 24 VDC 74 VA with 24 VAC 51 W with high power PoE (PoE++) Without IR: 26 W with 24 VDC 37 VA with 24 VAC 25.5 W with IEEE 802.3at Type 2 (PoE+)	With IR: 52 W with 24 VDC 74 VA with 24 VAC 51 W with high power PoE (PoE++) Without IR: 26 W with 24 VDC 37 VA with 24 VAC 25.5 W with IEEE 802.3at Type 2 (PoE+)
External Power	24 VDC ± 10 %; 24 VAC rms ± 10 %, 50 or 60 Hz		
PoE*	30 W IEEE 802.3at Type 2 (PoE+)	With IR: 60 W (PoE++): IEEE 802.3bt Type 3, Cisco® UPoE or legacy high-power PoE* Up to 35% IR Power or without IR: 30 W IEEE 802.3at Type 2 (PoE+)	
Redundant Power	Seamless failover between PoE and Aux and back without interruption in camera operation		

* Supported high power PoE products are listed in the **Optional Injectors and Switches** Section and may require adjusting the PoE mode switch. Contact sales or technical support for more information.

MECHANICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Dimension	Overall: 298 mm x 161 mm (11.75" x 6.33") Below mounting surface: 298 mm x 64 mm (11.75" x 2.52")	304 mm x 114 mm (11.95" x 4.48")	With wall arm: 385 mm x 262 mm x 299 mm (15.15" x 10.30" x 11.77") With NPT adapter: 299 mm x 248 mm (11.77" x 9.76")
Weight	Mount: 1100 g (2.4 lbs) Bezel: 490 g (1.1 lbs) Camera Module (4 lenses): 1590 g (3.5 lbs)	Mount: 950 g (2.1 lbs) Bezel: 1250 g (2.8 lbs) Camera Module (4 lenses): 1590 g (3.5 lbs) Optional IR Illuminator Ring: 670 g (1.5 lbs)	Wall Mount: 1190 g (2.6 lbs) NPT Adapter Mount: 470 g (1.04 lbs) Pendant: 1680 g (3.7 lbs) Bezel: 1250 g (2.8 lbs) Camera Module (4 lenses): 1590 g (3.5 lbs) Optional IR Illuminator Ring: 670 g (1.5 lbs)

MECHANICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Body	Aluminum, Plastic dome trim	Aluminum	Aluminum
Finish	Plastic, Injection Molded, Pantone 427C	Cast, Anodized and Powder Coated, Pantone 427C	Cast, Anodized and Powder Coated, Pantone 427C
Optional IR Illuminator Ring	Not available	Optional accessory, 30 m (98 ft) IR range	

ENVIRONMENTAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Operating Temperature	-10 °C to +50 °C (14 °F to 122 °F)	-40 °C to +60 °C (-40 °F to 140 °F)	
Storage Temperature	-30 °C to +70 °C (-22 °F to 158 °F)		
Humidity	0 - 95% non-condensing		
IR Illumination Behavior	Not available	<p>The IR illuminator will operate at 100% power from -40 °C to 44 °C (-40 °F to 111 °F). The IR power will reduce to 60% from 44 °C to 53 °C (111 °F to 127 °F). The IR illuminator will turn off when the temperature is greater than 53 °C (127 °F). Hysteresis: 6 °C (10.8 °F).</p> <p>For 25.5 W PoE+, the IR illuminator will operate at only 35% power and will turn off if the temperature is below -26 °C (-15 °F).</p>	

PER SENSOR	
Tilt	+7° to 96° from horizon
Pan	+/-120° (depending on position of image sensors)
Azimuth	+/-180°

CERTIFICATIONS	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Certifications/Approvals	UL, cUL, CE, ROHS, RCM, BIS, UKCA, NOM, KC		
Safety Standards	UL 62368-1, CSA 62368-1, IEC/EN 62368-1		
	UL 2043 (Plenum)	IEC/EN 62471	
Environmental Standards/Ratings	IEC 60529 IP5X rating (dust only)	IEC 60529 IP66, IP67 rating IEC/EN 62262 Impact (IK 10) IEC/EN 60068-2-6 Product Vibration IEC/EN 60068-2-27 Product Shock Type 4X	
Electromagnetic Emissions Standards	FCC Part 15 Subpart B (Class A) ICES-003 (Class A) EN 55032 (Class A) EN 61000-3-2 EN 61000-3-3		
Electromagnetic Immunity Standards	EN 55035 EN 61000-6-1 EN 50121-4 EN 50130-4		
NEMA TS2	Not applicable	NEMA TS2 paragraph 2.2.7 - 2.2.9	

SUPPORTED ANALYTICS EVENTS	
Objects in Area	The event is triggered when the selected object type moves into the region of interest.
Object Loitering	The event is triggered when the selected object type stays within the region of interest for an extended amount of time.
Objects Crossing Beam	The event is triggered when the specified number of objects have crossed the directional beam that is configured over the camera's field of view. The beam can be unidirectional or bidirectional.
Object Appears or Enters Area	The event is triggered by each object that enters the region of interest. This event can be used to count objects.
Object Not Present in Area	The event is triggered when no objects are present in the region of interest.
Objects Enter Area	The event is triggered when the specified number of objects have entered the region of interest.
Objects Leave Area	The event is triggered when the specified number of objects have left the region of interest.
Object Stops in Area	The event is triggered when an object in a region of interest stops moving for the specified threshold time.
Object Too Close	The event is triggered when an object moves to within a certain threshold distance of another object.

SUPPORTED ANALYTICS EVENTS

Direction Violated	The event is triggered when an object moves in the prohibited direction of travel.
Tamper Detection	The event is triggered when the scene unexpectedly changes.

SUPPORTED CLASSIFIED OBJECT TYPES

Object Types in Outdoor Mode	Person and Vehicle, sub-types: Car, Truck, Bicycle, Motorcycle, Bus
Object Types in Indoor Mode	Person

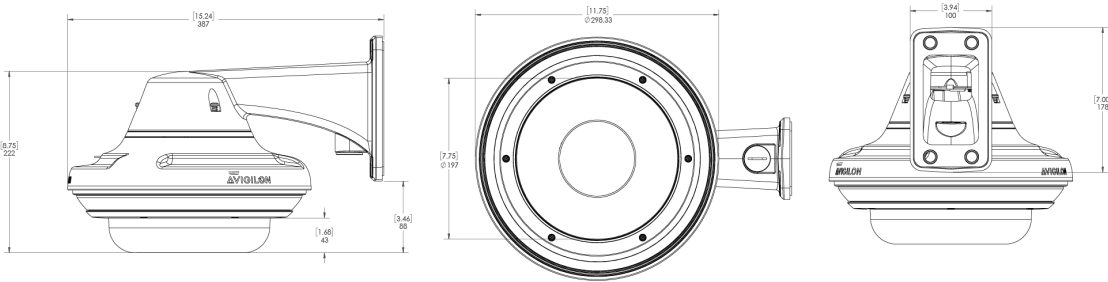
TEACH BY EXAMPLE

Object Types Teach By Example in Outdoor Mode	Yes, when used with Avigilon Control Center™.
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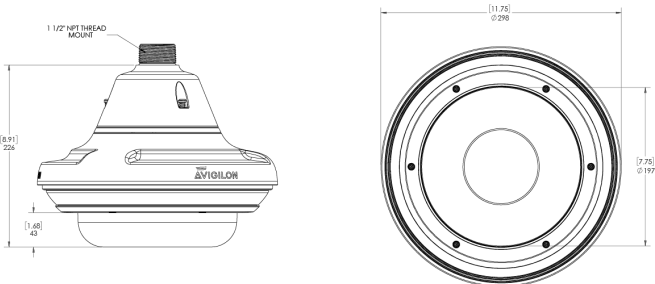
OUTLINE DIMENSIONS

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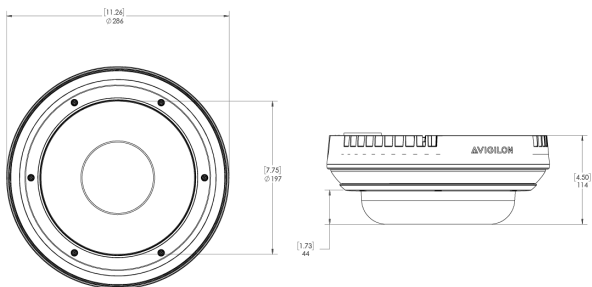
PENDANT WALL MOUNT



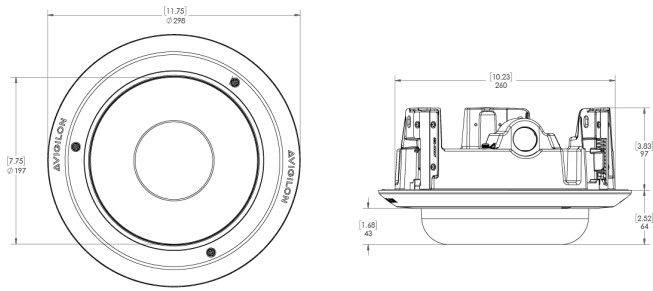
PENDANT NTP MOUNT



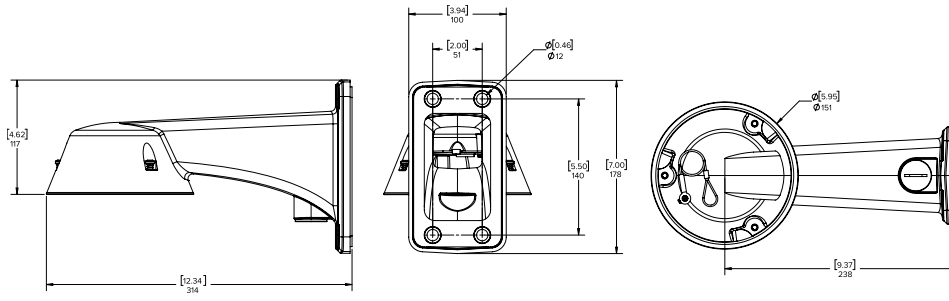
SURFACE MOUNT



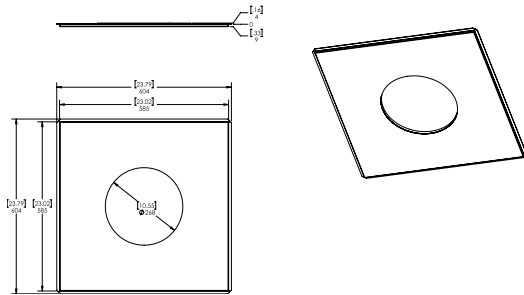
IN-CEILING MOUNT



WALL MOUNT



METAL CEILING PANEL



ORDERING INFORMATION

The variety of mounting options for the H5A Multisensor provides maximum flexibility. All the available camera modules can be used in any of the mounting options.

MOUNTING SCENARIO		ORDERING INFORMATION
PENDANT WALL MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H5AMH-AD-PEND1 • H5AMH-DO-COVR1 or H5AMH-DO-COVR1-SMOKE • WLMT-1001 • Optional, H4AMH-AD-IRIL1
PENDANT NPT MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H5AMH-AD-PEND1 • H5AMH-DO-COVR1 or H5AMH-DO-COVR1-SMOKE • NPTA-1001 • Optional, H4AMH-AD-IRIL1
SURFACE MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H5AMH-AD-DOME1 • H5AMH-DO-COVR1 or H5AMH-DO-COVR1-SMOKE • Optional, H4AMH-AD-IRIL1
IN-CEILING MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-CEIL1 • H5AMH-DC-COVR1 or H5AMH-DC-COVR1-SMOKE • Optional, CLPNL-1001 if ceiling panel is needed

CAMERA MODULES

With the modular design of the H5A Multisensor, any camera module can be paired with any mounting adapter for maximum versatility and optimal installation. Each camera module must be ordered with a matching mounting adapter and dome cover.

DISPLAY PART NUMBER	DESCRIPTION
9C-H5A-3MH	3X3MP, WDR, 270 degree max field of view, Lightcatcher, 3.3-5.7MM, Camera Only
12C-H5A-4MH	4X3MP, WDR, 360 degree max field of view, Lightcatcher, 3.3-5.7MM, Camera Only
15C-H5A-3MH	3X5MP, WDR, 270 degree max field of view, Lightcatcher, 3.3-5.7MM, Camera Only
20C-H5A-4MH	4X5MP, WDR, 360 degree max field of view, Lightcatcher, 3.3-5.7MM, Camera Only
24C-H5A-3MH	3X8MP, WDR, 270 degree max field of view, Lightcatcher, 3.3-5.7MM, Camera Only
32C-H5A-4MH	4X8MP, WDR, 360 degree max field of view, Lightcatcher, 3.3-5.7MM, Camera Only

MOUNTING ADAPTERS AND DOME COVERS

The H5A Multisensor modular design provides pendant, surface, or in-ceiling mounting adapters and a choice of two dome covers compatible with all the H5A Multisensor camera modules.

DISPLAY PART NUMBER	DESCRIPTION
H5AMH-AD-DOME1	Outdoor surface mount adapter, must order either a H5AMH-DO-COVR1 or H5AMH-DO-COVR1-SMOKE.
H5AMH-AD-PEND1	Outdoor pendant mount adapter, must order one of WLMT-1001 or NPTA-1001 and one of H5AMH-DO-COVR1 or H5AMH-DO-COVR1-SMOKE.
H5AMH-AD-CEIL1	In-ceiling adapter, must order either a H5AMH-DC-COVR1 or H5AMH-DC-COVR1-SMOKE.
H5AMH-DO-COVR1	Dome bubble and cover, for outdoor surface mount or pendant mount, clear.
H5AMH-DO-COVR1-SMOKE	Dome bubble and cover, for outdoor surface mount or pendant mount, smoked. Not recommended for low light applications.
H5AMH-DC-COVR1	Dome bubble and cover, for in-ceiling mount, clear.
H5AMH-DC-COVR1-SMOKE	Dome bubble and cover, for in-ceiling mount, smoked. Not recommended for low light applications.
WLMT-1001	Pendant wall arm adapter, for use with H5AMH-AD-PEND1.
NPTA-1001	Pendant NPT adapter for use with H5AMH-AD-PEND1.
PLMT-1001	Aluminum pole mounting bracket, compatible with WLMT-1001.
CRNMT-1001	Aluminum corner mounting bracket, compatible with WLMT-1001.
CPNL-1001	Metal ceiling panel.

OPTIONAL IR ILLUMINATOR

The optional IR Illuminator is available for the H5A Multisensor when mounted in a pendant or surface mount adapter.

DISPLAY PART NUMBER	DESCRIPTION
H4AMH-AD-IRIL1	Optional IR illuminator ring, for use with H5AMH-DO-COVR1.

OPTIONAL INJECTORS

DISPLAY PART NUMBER	DESCRIPTION
PD-9001 GR/AT/AC-*-MSI	Indoor single port PoE+ 30W injector. Injector operational temperature range -20 °C to +40 °C (-4 °F to 104 °F).
POE60U-1BTE	Gigabit 802.3bt 60 W PoE Injector, single port.

OPTIONAL ACCESSORIES

DISPLAY PART NUMBER	DESCRIPTION
USB-AC56-NA-MSI / USB-AC56-EU-MSI	USB Wi-Fi adapter.
CBLKT-1001	Cable kit replacement for Multi Head cameras.
CAM-FIPS	Camera license to enable FIPS cryptographic mode on the H5A Multisensor or any H5A camera.

SUPPORT

Learn more and find additional documentation at [avigilon.com](https://www.avigilon.com) or email sales@avigilon.com for specific product support.



AVIGILON™

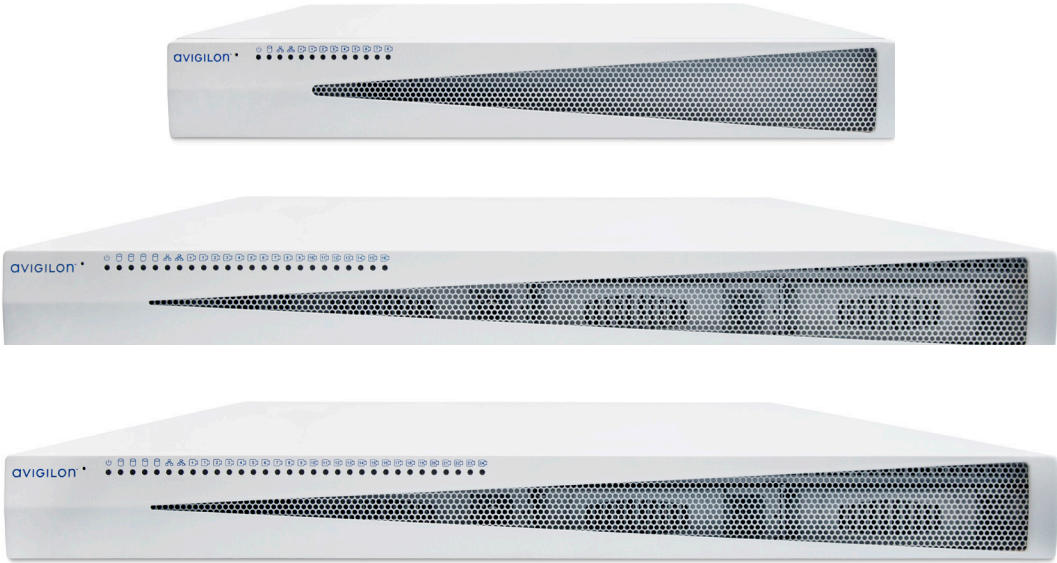
Apr 2023 | Rev 1

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Video Appliance

The new generation of Avigilon Video Appliances provide an all-in-one security solution with improved performance and higher capacity that help reduce installation time and overall complexity of the surveillance system. The Video Appliance line integrates our ACC™ video management software with a high-powered PoE switch and a client workstation to provide a cost effective recording and video management solution that is capable of supporting multi-megapixel IP cameras, up to our industry-leading 7K (30 megapixel) HD Pro camera line.



Avigilon Video Appliances can be easily added to an existing Avigilon video surveillance system, or as a standalone system for small to medium-scale surveillance deployments.

The compact and powerful 8-port model is an ideal turnkey solution for small video surveillance deployments.

The 16 and 24 port Pro models are suitable for larger installations requiring advanced functionality such as RAID protection, larger storage, increased camera support, and superior overall performance.

KEY FEATURES

- Preloaded and configured with ACC Video Management Software
- High performance of up to 400 Mbps (16 and 24 port) and 200 Mbps (8 port) of total throughput – simultaneous recording, playback, and live streaming
- Up to 24TB of recording capacity with the 1U rack mount appliances and 8TB of recording capacity with the 8-port model
- Front-accessible video storage hard drive streamlines maintenance
- Includes digital alarm inputs and outputs for integration with external systems
- Solid State Drive OS volume ensures high speed operation
- Embedded managed switch with powered PoE outputs provide up to 30 Watts of power per port on all ports
- Includes high-performance RAID 5 technology that protects and enables access to a drive's data in the event of failure, even while the drive is being replaced and rebuilt*
- Protected by a three-year warranty from Avigilon

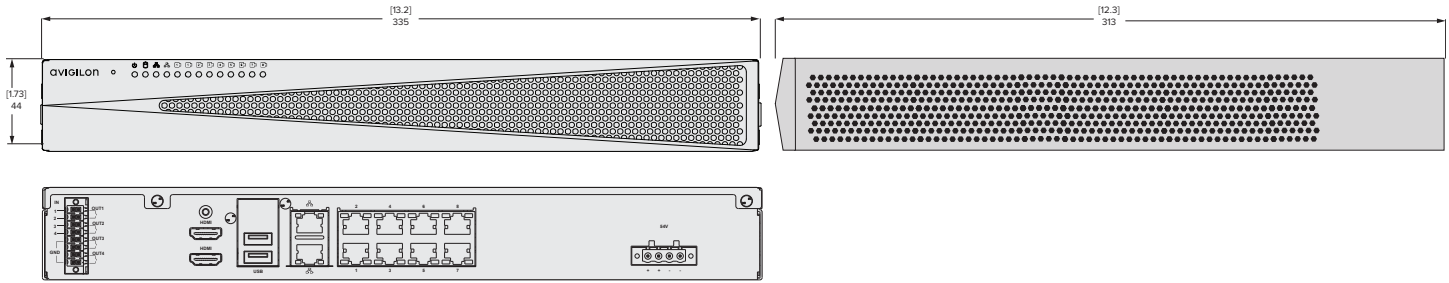
*On Pro models only

Outline Dimensions

Video Appliance — 8 Port

(VMA-AS3-8P)

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Specifications

SYSTEM	Control Center Edition	Core; Standard and Enterprise compatible								
	Recording Rate	Up to 100 Mbps								
	Playback Rate	Up to 100 Mbps								
	Recording Image Rate	Up to 30 images per second per channel								
	Local Viewing	Yes								
	Operating System	Microsoft® Windows 10 IoT Enterprise								
	Hard Disk Drive Configuration	1 × 3.5" SATA								
	Recording Storage Capacity	Up to 8 TB								
	Memory	8 GB DDR4								
	Video Outputs	2 × HDMI ports								
	PoE+ Ports	8 × 10/100 Mbps(IEEE 802.3at)								
	PoE Output	Up to 30W/Port (120W Total)								
	Camera Network Uplink	10/100/1000 Mbps								
	Corporate Network Uplink	10/100/1000 Mbps								
	External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)								
	Switch Control	Managed Switch with Web-based UI								
USB	2 × USB 3.0									
MECHANICAL	Form Factor	Small form factor								
	Dimensions (LxWxH)	313 mm × 335 mm × 44 mm; 12.30" × 13.2" × 1.73"								
	Weight	3 kg; 6.4 lb								
ELECTRICAL	Power Input	100 to 240 VAC, 50/60 Hz								
	Power Supply	Single non-redundant								
	Power Consumption	80 W min.; 200 W max.								
ENVIRONMENTAL	Operating Temperature	0°C to 40°C (32°F to 104°F)								
	Storage Temperature	-40°C to 65°C (-40°F to 149°F)								
	Humidity	10 - 90% Relative humidity (non-condensing)								
CERTIFICATIONS	Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	NOM	NRCS	
	Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1						
	Electromagnetic Emissions	(Class B) FCC Part 15 Subpart B	IC ICES-003	EN 55032	EN 61000-6-3	EN 61000-3-2	EN 61000-3-3			
	Electromagnetic Immunity	EN 55024	EN 61000-6-1							
ORDERING INFORMATION	PRODUCTS									
	VMA-AS3-8P2	HD Video Appliance 8 Port 2 TB.								
	VMA-AS3-8P4	HD Video Appliance 8 Port 4 TB.								
	VMA-AS3-8P8	HD Video Appliance 8 Port 8 TB.								
	ACCESSORIES									
	RMS1U-B-AS3-8P	1U Rack Mountable Shelf for HDVA3 8-port								
	VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port								
	VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port								
	VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port								
	PS-270W-AS3-8P	HDVA3, 8-Port Power Supply - no power cord								
	LICENSES									
	Avigilon Control Center licenses must be purchased separately. Avigilon Appearance Search requires ACC Enterprise Edition.									
	ACC7-COR	ACC 7 Core Edition camera license								
	ACC7-STD	ACC 7 Standard Edition camera license								
	ACC7-ENT	ACC 7 Enterprise Edition camera license								

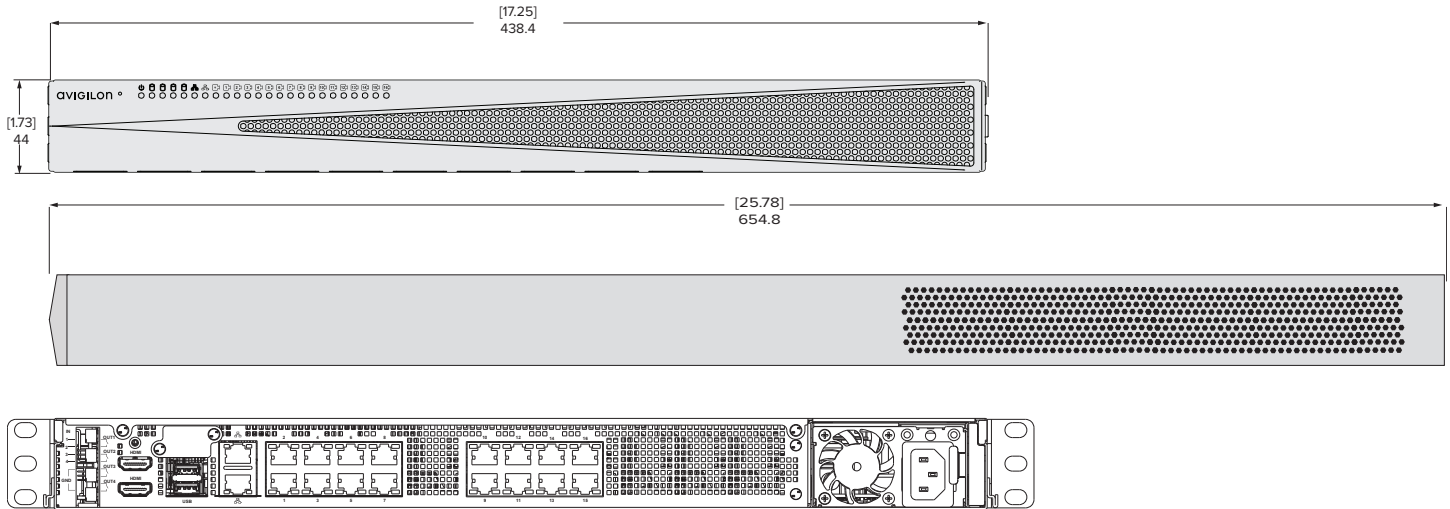
VMA-AS3-xxPxx-NA = VMA-AS3-xxPxx-UK = VMA-AS3-xxPxx-EU = VMA-AS3-xxPxx-AU =

Outline Dimensions

Video Appliance Pro — 16 Port

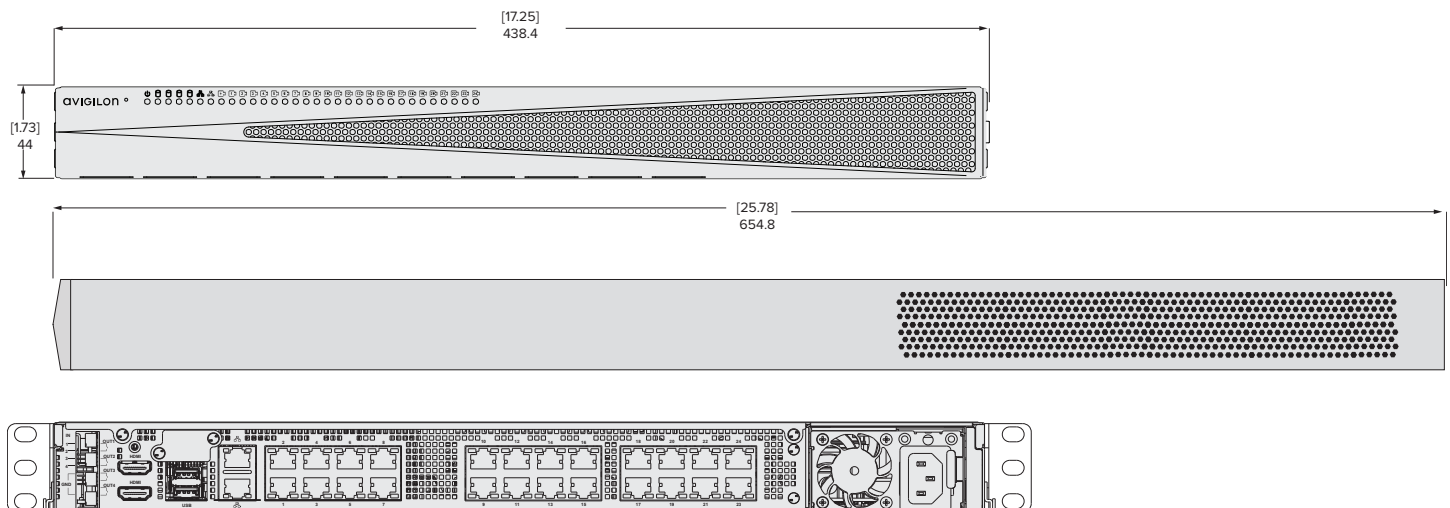
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Video Appliance Pro — 24 Port

(VMA-AS3-24P)



Specifications

SYSTEM

VIDEO APPLIANCE PRO 16-PORT

VIDEO APPLIANCE PRO 24-PORT

Control Center Edition	Core, Standard and Enterprise compatible	Core, Standard and Enterprise compatible
Recording Rate	Up to 300 Mbps	Up to 300 Mbps
Playback Rate	Up to 100 Mbps	Up to 100 Mbps
Recording Image Rate	Up to 30 images per second per channel	Up to 30 images per second per channel
Local Viewing	Yes	Yes
Operating System	Microsoft Windows 10 IoT Enterprise	Microsoft Windows 10 IoT Enterprise
Hard Disk Drive Configuration	RAID 5 — Up to 4 × 3.5" SATA	RAID 5 — Up to 4 × 3.5" SATA
Recording Storage Capacity	Up to 12 TB	Up to 24 TB
Memory	8 GB DDR4	8 GB DDR4
Video Outputs	2 × HDMI ports	2 × HDMI ports
PoE+ Ports	16 × 10/100 Mbps (IEEE 802.3at)	24 × 10/100 Mbps (IEEE 802.3at)
PoE Output	Up to 30W/Port (240W Total)	Up to 30W/Port (360W Total)
Camera Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
Corporate Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)
Switch Control	Managed Switch with Web-based UI	Managed Switch with Web-based UI
USB	2 × USB 3.0	2 × USB 3.0

MECHANICAL

Form Factor	1U
Dimensions (LxWxH)	654.8 mm × 438.4 mm × 44 mm; 17.25" × 25.78" × 1.73"
Weight	10 kg; 22 lb

ELECTRICAL

Power Input	100 to 240 VAC, 50/60 Hz
Power Supply	Single non-redundant
Power Consumption	200 W min.; 420 W max.

ENVIRONMENTAL

Operating Temperature	0°C to 40°C (32°F to 104°F)
Storage Temperature	-40°C to 65°C (-40°F to 149°F)
Humidity	10 - 90% Relative humidity (non-condensing)

CERTIFICATIONS

Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	NOM	NRCS
Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1					
Electromagnetic Emissions	(Class A) FCC Part 15 Subpart B	IC ICES-003	EN 55032		EN 61000-6-4	EN 61000-3-2	EN 61000-3-3	
Electromagnetic Immunity	EN 55024	EN 61000-6-2						

ORDERING INFORMATION

PRODUCT

VMA-AS3-16P06	HD Video Appliance Pro 16 Port 6TB.
VMA-AS3-16P09	HD Video Appliance Pro 16 Port 9TB.
VMA-AS3-16P12	HD Video Appliance Pro 16 Port 12TB.
VMA-AS3-24P12	HD Video Appliance Pro 24 Port 12TB.
VMA-AS3-24P18	HD Video Appliance Pro 24 Port 18TB.
VMA-AS3-24P24	HD Video Appliance Pro 24 Port 24TB.

ACCESSORIES

VMA-AS3-ANK	Analytics Kit for Appearance Search and Face Recognition, 16/24-port
VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port
VMA-AS3-HDD03	HDVA3, 3TB Hard Drive Compatible with 16-Port
VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port
VMA-AS3-HDD06	HDVA3, 6TB Hard Drive Compatible with 24-Port
VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port
PS-920W-AS3-16/24P	HDVA3, 16/24-Port Power Supply - no power cord
RAILS-B-AS3-16/24P	1U Rack mount rails for HDVA3, 16/24-port

LICENSES

Avigilon Control Center licenses must be purchased separately. Avigilon Appearance Search requires ACC Enterprise Edition.	
ACC7-COR	ACC 7 Core Edition camera license
ACC7-STD	ACC 7 Standard Edition camera license
ACC7-ENT	ACC 7 Enterprise Edition camera license

VMA-AS3-xxPxx-NA =  VMA-AS3-xxPxx-UK =  VMA-AS3-xxPxx-EU =  VMA-AS3-xxPxx-AU = 



Investment Proposal – Rate Summary

Securitas proposes the following rates for *Cypress Park Estates CDD*. These rates are all-inclusive as defined below and will remain in effect for a minimum of 60 days from 4/10/2024.

Integrated Guarding w/ Remote Guarding services (RECOMMENDED) – Monday through Sunday, overnight coverage using analytic CCTV supporting RGO's (Remote Guarding Officers) for access control measures. The Remote Guarding Perimeter Protection solution will be supported [REDACTED] by On-site Officers working 8-hour shifts during peak activity.

Service & Technology Solutions	Estimated Monthly Cost	Estimated Annual Cost
Amenity Access Control Officer PT – 16 HPW of 8-hour daytime shifts on [REDACTED]. Hourly rate of \$28.47.	\$1,974	\$23,687
Securitas Remote Guarding – Pool Perimeter Protection – two (2) Avigilon analytic multisensor cameras (6 views), Avigilon recorder, two (2) AXIS talk down speakers, Remote Guarding service for the community pool. 24/7 recording with analytics running and Remote Guarding operating from dusk until dawn.	\$657.49	\$7,889.88
Subtotals:	\$2,631	\$31,576
PLEASE REFER TO THE ADDITIONAL SERVICE & TECHNOLOGY SOLUTIONS SECTION OF THIS PROPOSAL FOR FURTHER DETAILS & ADDITIONAL PRICING OPTIONS.		

Note: The proposed billing rates include statutory payroll costs, i.e., FICA, FUI, SUI, GLI, WC. If a change in any legislation or regulation, either federal, state or local, adversely affects Securitas' direct labor and/or payroll costs, client agrees to pay revised rates which will reimburse Securitas for its added costs.

- **Sales Tax: Not included in the rates above as Client is tax-exempt**
- **Premium Rate: is 1.5 times the Standard Rate and is applicable for the following:**
 - Excess hours requested by Client with less than 72-hour notice.
 - All hours over forty hours worked by an officer, specifically requested by client.
 - 6 major holidays if worked
- **Rates include the following Client Benefits to provide superior customer service and support:**
 - Dedicated District Manager for 24/7 support
 - Recruitment, background screening and hiring costs
 - Computer-based post orders, including client emergency response procedures
 - Monthly service review and planning meetings with local District Manager
 - 24-hour National Communications Center
 - General liability insurance coverage
 - Site-specific written test based on post orders and client policies
 - Learning Management System to track completed courses and test scores
- **Rates include the following Officer Benefits to be the top employer of choice:**
 - Free Complete uniforms for each season, including replacements as needed
 - Competitive employee wages, plus all payroll taxes and insurance
 - Healthcare, 401(k), dental, and vision benefits
 - Free life insurance and paid vacations
 - Enhanced health benefits including Livongo, Omada, and a new Employee Assistance Program
 - Financial benefits including Smart Dollar and our employee purchase/discount program
 - Qualification for the Securitas Lead Program through Purdue University Global
 - Introductory, pre-assignment and paid on-site training
 - Learning Management System to for ongoing education and career advancement
 - Excellence in Service performance recognition program
 - Branch award qualification for Officer of the Month, Quarter and Officer of the Year



SECTION VII

SECTION C

Cypress Park Estates CDD

Field Management Report

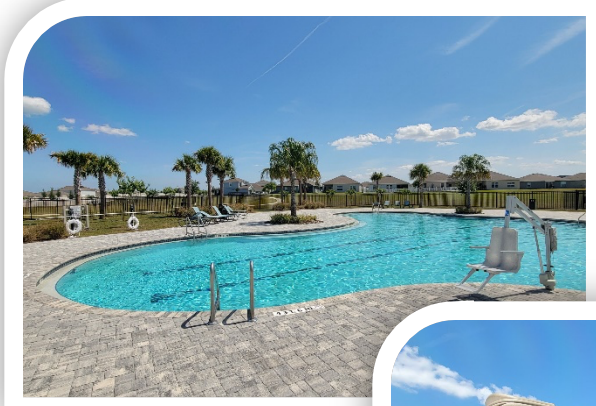


April 25, 2024
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed – Reported vandalism appeared to have been chalk, which was easily cleaned. No other issues.
- ✚ Some loose coping was identified along the corner by the zero entry. Section was pulled, cleaned, and remounted.



Complete

Landscape Review

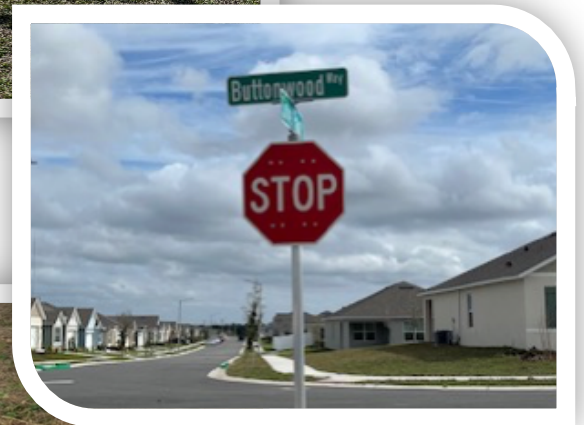
- ✚ Mowing and detailing is good.
- ✚ Phase 3 mowing was deferred some to allow the sod a better chance to establish. Cleanup and regular mowing has been arranged.
- ✚ Typical spring weather pattern appears to be setting in with dryer & hotter conditions. Monitoring areas with landscaper.
- ✚ Turf and plants are more prone to stress in unirrigated zones. Bahia is expected to bounce.



Complete

General Maintenance

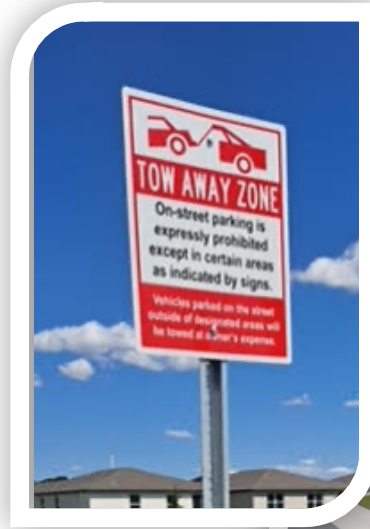
- ✚ Removed litter dumped on street in phase 2.
- ✚ Repaired some areas of the Dog park fence.
- ✚ Straightened a couple of leaning stop signs. In Cypress remains to be completed:
- ✚ Installed filter fabric on uncovered grate in phase 2 swale tract Q.
- ✚ Added concrete and minor riprap to phase 2 tract R mitered end previously discussed.
- ✚ Resecured loose soccer nets.



In Progress

Parking signs & Drains

- ✚ Materials arrived and approved signs are being installed.
- ✚ Reviewing Mitered ends and drains for cleaning before storm season.



Conclusion

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

Respectfully,

Marshall Tindall

SECTION D

SECTION 1

Cypress Park Estate Community Development District

Summary of Check Register

January 1, 2024 to March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	1/4/24	346-351	\$ 16,307.53
	1/12/24	352-355	\$ 27,182.39
	1/18/24	356-358	\$ 710,479.59
	1/26/24	359-361	\$ 10,955.54
	1/31/24	362-363	\$ 400.00
	2/7/24	364-367	\$ 21,573.97
	2/14/24	368-375	\$ 141,122.52
	2/22/24	376	\$ 858.00
	3/6/24	377-379	\$ 2,289.30
	3/13/24	380-383	\$ 18,931.86
	3/20/24	384-385	\$ 2,485.85
	3/27/24	386-387	\$ 631.78
			\$ 953,218.33
Project Fund			
	1/8/24	45	\$ 419.00
			\$ 419.00
Total Amount			\$ 953,637.33

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/04/24	00007	10/16/23	4263A	202310	310	51300	31100		ENGINEERING SVC-OCT23	*	642.34		
		11/08/23	4263B	202311	310	51300	31100		ENGINEERING SVC-NOV23	*	112.50		
		12/11/23	4263C	202312	310	51300	31100		ENGINEERING SVC-DEC23	*	31.25		
GADD & ASSOCIATES												786.09	000346
1/04/24	00003	6/30/23	112	202306	330	57200	48000		REPAIR FENCE/KEY BOX	*	2,194.44		
		10/31/23	127	202310	330	57200	48000		DOG PARK FENCE MAINT-OCT	*	1,696.47		
		12/01/23	128	202312	310	51300	34000		MANAGEMENT FEES-DEC23	*	3,343.67		
		12/01/23	128	202312	310	51300	35200		WEBSITE MANAGEMENT-DEC23	*	100.00		
		12/01/23	128	202312	310	51300	35100		INFORMATION TECH-DEC23	*	150.00		
		12/01/23	128	202312	310	51300	31300		DISSEMINATION SVCS-DEC23	*	583.33		
		12/01/23	128	202312	330	57200	48300		AMENITY ACCESS-DEC23	*	500.00		
		12/01/23	128	202312	310	51300	51000		OFFICE SUPPLIES-DEC23	*	.42		
		12/01/23	128	202312	310	51300	42000		POSTAGE-DEC23	*	21.04		
		12/01/23	129	202312	320	53800	34000		FIELD MANAGEMENT-DEC23	*	1,391.25		
GOVERNMENTAL MANAGEMENT SERVICES												9,980.62	000347
1/04/24	00032	1/03/24	01032024	202401	310	51300	42000		MAILING TAX NOTICE 2023	*	272.92		
JOE G. TEDDER, TAX COLLECTOR												272.92	000348
1/04/24	00015	12/11/23	8148	202311	310	51300	31500		ATTORNEY SVCS-NOV23	*	566.25		
KILINSKI | VAN WYK, PLLC												566.25	000349
1/04/24	00014	12/18/23	00061334	202312	310	51300	48000		NOT OF BOS MEETING-DEC23	*	661.02		
CA FLORIDA HOLDINGS, LLC												661.02	000350
1/04/24	00021	12/22/23	7167388	202312	310	51300	32300		ASSESSMENT BOND SER20 A2	*	3,367.19		
		12/22/23	7167388	202312	300	15500	10000		ASSESSMENT BOND SER20 A2	*	673.44		
US BANK												4,040.63	000351
CPE CYP PARK EST AGUZMAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/24	00028	12/20/23	11351	202312	330-57200-48200		MTHLY CLEANING SVC-DEC23	*	475.00		
		12/20/23	11351	202312	330-57200-48200		TRASH COLLECT SVC-DEC23	*	400.00		
CSS CLEAN STAR SERVICES CENTRAL FL										875.00	000352
1/12/24	00003	11/30/23	45	202311	320-53800-48000		FOUNTAIN/GUTTERS/POOLGATE	*	285.00		
		11/30/23	45	202311	330-57200-48000		PROTON LOCK/SPLASHBLOCK	*	652.14		
		1/01/24	131	202401	310-51300-34000		MANAGEMENT FEES-JAN24	*	3,343.67		
		1/01/24	131	202401	310-51300-35200		WEBSITE MANAGEMENT-JAN24	*	100.00		
		1/01/24	131	202401	310-51300-35100		INFORMATION TECH-JAN24	*	150.00		
		1/01/24	131	202401	310-51300-31300		DISSEMINATION SVCS-JAN24	*	583.33		
		1/01/24	131	202401	330-57200-48000		AMENITY ACCESS-JAN24	*	500.00		
		1/01/24	132	202401	320-53800-34000		FIELD MANAGEMENT-JAN24	*	1,391.25		
GOVERNMENTAL MANAGEMENT SERVICES										7,005.39	000353
1/12/24	00031	12/16/23	56135560	202312	330-57200-48100		PEST PREVENTION-DEC23	*	40.00		
MASSEY SERVICES INC.										40.00	000354
1/12/24	00024	12/01/23	10984	202312	320-53800-46200		LANDSCAPE MAINT-DEC23	*	9,631.00		
		1/01/24	11156	202401	320-53800-46200		LANDSCAPE MAINT-JAN24	*	9,631.00		
PRINCE & SONS INC.										19,262.00	000355
1/18/24	00029	1/12/24	GLC24812	202401	330-57200-48400		PLAYGROUND EQUIP-JAN24	*	858.00		
GOVERNMENT LEASING, LLC										858.00	000356
1/18/24	00015	1/13/24	8356	202312	310-51300-31500		GENERAL COUNSEL DEC23	*	231.50		
KILINSKI | VAN WYK, PLLC										231.50	000357
1/18/24	00009	1/18/24	01182024	202401	300-20700-10200		ASSESSMENT TRSFR-S20 AA1	*	330,661.29		
		1/18/24	01182024	202401	300-20700-10200		ASSESSMENT TRSFR-S20 AA2	*	53,204.86		
CPE CYP PARK EST AGUZMAN											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/18/24		01182024	202401	300	20700	10200	ASSESSMENT TRSFR-S22	*	324,421.69		
1/18/24		01182024	202401	300	20700	10200	ASSESSMENT TRSFR-S20 AA1	*	1,102.25		
CYPRESS PARK ESTATES CDD/US BANK										709,390.09	000358
1/26/24	00003	11/30/23	130	202311	320	53800-48000	CLEAN FOUNTAIN/REPAIR GUT	*	468.57		
		11/30/23	130	202311	330	57200-48000	LAND FILLED IN/FIX LOCK	*	468.57		
GOVERNMENTAL MANAGEMENT SERVICES										937.14	000359
1/26/24	00026	10/01/23	20723	202310	330	57200-48500	POOL MAINTENANCE-OCT23	*	1,650.00		
		11/01/23	20990	202311	330	57200-48500	POOL MAINTENANCE-NOV23	*	1,650.00		
		12/01/23	21289	202312	330	57200-48500	POOL MAINTENANCE-DEC23	*	1,650.00		
		1/01/24	21568	202401	330	57200-48500	POOL MAINTENANCE-JAN24	*	1,650.00		
		1/22/24	21688A	202310	320	53800-47500	FOUNTAIN MAINT-OCT23	*	150.00		
		1/22/24	21688B	202311	320	53800-47500	FOUNTAIN MAINT-NOV23	*	150.00		
		1/22/24	21688C	202312	320	53800-47500	FOUNTAIN MAINT-DEC23	*	150.00		
		1/22/24	21688D	202401	320	53800-47500	FOUNTAIN MAINT-JAN24	*	150.00		
RESORT POOL SERVICES										7,200.00	000360
1/26/24	00034	12/31/23	11568531	202312	330	57200-34500	SECURITY SVCS-DEC23	*	2,818.40		
SECURITAS SECURITY SERVICES USA, INC										2,818.40	000361
1/31/24	00008	1/23/24	MT012320	202401	310	51300-11000	SUPERVISOR FEES-01/24/23	*	200.00		
MCKINZIE TERRILL										200.00	000362
1/31/24	00011	1/23/24	SS012320	202401	310	51300-11000	SUPERVISOR FEES-01/23/24	*	200.00		
SCOTT SHAPIRO										200.00	000363
2/07/24	00003	12/31/23	135	202312	320	53800-48000	CANS/SIGNS/SWING/DOORS	*	380.00		
		12/31/23	135	202312	330	57200-48000	HOLES/CLEAN SIDEWALK/DUMP	*	496.09		
GOVERNMENTAL MANAGEMENT SERVICES										876.09	000364
CPE CYP PARK EST AGUZMAN											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/24	00031	1/15/24	56688376	202401	330-57200-48100		PEST CONTROL-JAN24 MASSEY SERVICES INC.	*	40.00	40.00	000365
2/07/24	00030	10/19/23	4652065	202310	300-15500-10000		FY24 1% ADMIN FEE POLK COUNTY PROPERTY APPRAISER	*	16,617.25	16,617.25	000366
2/07/24	00021	12/22/23	7165696	202312	310-51300-32300		ASSESS BOND S20 AAL FY24	*	3,367.20		
		12/22/23	7165696	202312	300-15500-10000		ASSESS BOND S20 AAL FY25 US BANK	*	673.43	4,040.63	000367
2/14/24	00028	1/31/24	11564	202401	330-57200-48200		MNTHLY CLEANING SVC-JAN24	*	475.00		
		1/31/24	11564	202401	330-57200-48200		TRASH COLLECT SVCS-JAN24	*	500.00		
		1/31/24	11564	202401	330-57200-48200		EXTRA CLEANING-VANDALISM CSS CLEAN STAR SERVICES CENTRAL FL	*	70.00	1,045.00	000368
2/14/24	00003	2/01/24	133	202402	310-51300-34000		MANAGEMENT FEES-FEB24	*	3,343.67		
		2/01/24	133	202402	310-51300-35200		WEBSITE MANAGEMENT-FEB24	*	100.00		
		2/01/24	133	202402	310-51300-35100		INFORMATION TECH-FEB24	*	150.00		
		2/01/24	133	202402	310-51300-31300		DISSEMINATION SVCS-FEB24	*	583.33		
		2/01/24	133	202402	330-57200-48300		AMENITY ACCESS-FEB24	*	500.00		
		2/01/24	133	202402	310-51300-51000		OFFICE SUPPLIES-FEB24	*	3.28		
		2/01/24	133	202402	310-51300-42000		POSTAGE-FEB24	*	22.00		
		2/01/24	133	202402	310-51300-42500		COPIES-FEB24	*	3.00		
		2/01/24	134	202402	320-53800-34000		FIELD MANAGEMENT-FEB24 GOVERNMENTAL MANAGEMENT SERVICES	*	1,391.25	6,096.53	000369
2/14/24	00029	2/12/24	GLC24812	202402	330-57200-48400		PLAYGROUND EQUIP-FEB24 GOVERNMENT LEASING, LLC	*	858.00	858.00	000370

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/14/24	00015	2/11/24 8608	202401 310-51300-31500	GENERAL COUNSEL-JAN24 KILINSKI | VAN WYK, PLLC	*	1,064.73	1,064.73 000371
2/14/24	00024	2/01/24 11594	202402 320-53800-46200	LANDSCAPE MAINT-FEB24 PRINCE & SONS INC.	*	9,631.00	9,631.00 000372
2/14/24	00034	1/31/24 11607729	202401 330-57200-34500	SECURITY SVCS-JAN24 SECURITAS SECURITY SERVICES USA, INC	*	2,325.01	2,325.01 000373
2/14/24	00036	1/23/24 SR012320	202401 310-51300-11000	SUPERVISOR FEES-01/23/24 STEVEN A. ROSSER	*	200.00	200.00 000374
2/14/24	00009	2/07/24 02072024	202402 300-20700-10200	DEBT ASSESS TSFR S20 AA1	*	55,975.88	
		2/07/24 02072024	202402 300-20700-10200	DEBT ASSESS TSFR S20 AA2	*	9,006.76	
		2/07/24 02072024	202402 300-20700-10200	DEBT ASSESS TSFR S2	*	54,919.61	
				CYPRESS PARK ESTATES CDD/US BANK			119,902.25 000375
2/22/24	00029	12/12/23 GLC24812	202312 330-57200-48400	PLAYGROUND EQUIP-DEC23 GOVERNMENT LEASING, LLC	*	858.00	858.00 000376
3/06/24	00028	2/29/24 11776	202402 330-57200-48200	MTHLY CLEANING SVC-FEB24	*	475.00	
		2/29/24 11776	202402 330-57200-48200	TRASH COLLECT SVCS-FEB24 CSS CLEAN STAR SERVICES CENTRAL FL	*	500.00	975.00 000377
3/06/24	00031	2/15/24 56963142	202402 330-57200-48100	PEST CONTROL-FEB24 MASSEY SERVICES INC.	*	40.00	40.00 000378
3/06/24	00024	2/23/24 11814	202402 320-53800-47300	ADD SPRAY HEAD FOR SHRUBS PRINCE & SONS INC.	*	1,274.30	1,274.30 000379
3/13/24	00003	3/01/24 137	202403 310-51300-34000	MANAGEMENT FEES-MAR24	*	3,343.67	
		3/01/24 137	202403 310-51300-35200	WEBSITE MANAGEMENT-MAR24	*	100.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24		137		2024	03	310-51300-35100			INFORMATION TECH-MAR24	*	150.00		
3/01/24		137		2024	03	310-51300-31300			DISSEMINATION SVCS-MAR24	*	583.33		
3/01/24		137		2024	03	330-57200-48300			AMENITY ACCESS-MAR24	*	500.00		
3/01/24		137		2024	03	310-51300-51000			OFFICE SUPPLIES-MAR24	*	.54		
3/01/24		137		2024	03	310-51300-42000			POSTAGE-MAR24	*	11.19		
3/01/24		138		2024	03	320-53800-34000			FIELD MANAGEMENT-MAR24	*	1,391.25		
GOVERNMENTAL MANAGEMENT SERVICES												6,079.98	000380
3/13/24	00029	3/12/24	GLC24812	2024	03	330-57200-48400			PLAYGROUND EQUIP-MAR24	*	858.00		
GOVERNMENT LEASING, LLC												858.00	000381
3/13/24	00024	3/01/24	11888	2024	03	320-53800-46200			LANDSCAPE MAINT-MAR24	*	9,631.00		
PRINCE & SONS INC.												9,631.00	000382
3/13/24	00034	2/29/24	11643033	2024	02	330-57200-34500			SECURITY SVCS-FEB24	*	2,362.88		
SECURITAS SECURITY SERVICES USA, INC												2,362.88	000383
3/20/24	00003	1/31/24	139	2024	01	330-57200-48000			SHACKLES/BULL NOSE/CHAIN	*	712.50		
		1/31/24	139	2024	01	320-53800-48000			DOG PARK GATE/SIGNS/GOAL	*	505.85		
GOVERNMENTAL MANAGEMENT SERVICES												1,218.35	000384
3/20/24	00015	3/14/24	8859	2024	02	310-51300-31500			GENERAL COUNSEL-FEB24	*	1,267.50		
KILINSKI | VAN WYK, PLLC												1,267.50	000385
3/27/24	00027	3/18/24	108163	2024	03	330-57200-48000			ACCESS/CAMERA LABOR-MAR24	*	591.78		
CURRENT DEMANDS ELECTRICAL &												591.78	000386
3/27/24	00031	3/16/24	57441648	2024	03	330-57200-48100			PEST CONTROL-MAR24	*	40.00		
MASSEY SERVICES INC.												40.00	000387
TOTAL FOR BANK A											953,218.33		
CPE CYP PARK EST AGUZMAN													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER							953,218.33	

CPE CYP PARK EST AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/08/24	00019	11/10/23 7867 032 PH2 FR#17	202401 600-20700-10200	KILINSKI VAN WYK PLLC	*	419.00	419.00 000045
TOTAL FOR BANK A						419.00	
TOTAL FOR REGISTER						419.00	

SECTION 2

Cypress Park Estates
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

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

Cypress Park Estates
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 396,331	\$ -	\$ -	\$ 396,331
Capital Projects Account	\$ -	\$ -	\$ 7,380	\$ 7,380
Investments:				
Series 2020 A1				
Reserve	\$ -	\$ 221,250	\$ -	\$ 221,250
Revenue	\$ -	\$ 416,507	\$ -	\$ 416,507
Construction	\$ -	\$ -	\$ 249	\$ 249
Series 2020 A2				
Reserve	\$ -	\$ 35,578	\$ -	\$ 35,578
Revenue	\$ -	\$ 66,038	\$ -	\$ 66,038
Series 2022				
Reserve	\$ -	\$ 216,663	\$ -	\$ 216,663
Revenue	\$ -	\$ 420,293	\$ -	\$ 420,293
Construction Phase 3	\$ -	\$ -	\$ 402	\$ 402
Due from Developer	\$ -	\$ -	\$ 345,815	\$ 345,815
Due from General Fund	\$ -	\$ 13,084	\$ -	\$ 13,084
Prepaid Expenses	\$ 1,347	\$ -	\$ -	\$ 1,347
Total Assets	\$ 397,678	\$ 1,389,412	\$ 353,846	\$ 2,140,936
Liabilities:				
Accounts Payable	\$ 14,238	\$ -	\$ -	\$ 14,238
Contracts Payable	\$ -	\$ -	\$ 57	\$ 57
Retainage Payable	\$ -	\$ -	\$ 345,758	\$ 345,758
Due to Debt Service	\$ 13,084	\$ -	\$ -	\$ 13,084
Total Liabilities	\$ 27,322	\$ -	\$ 345,815	\$ 373,137
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,347	\$ -	\$ -	\$ 1,347
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 746,464	\$ -	\$ 746,464
Debt Service - Series 2022	\$ -	\$ 642,949	\$ -	\$ 642,949
Capital Projects - Series 2020	\$ -	\$ -	\$ 7,629	\$ 7,629
Capital Projects - Series 2022	\$ -	\$ -	\$ 402	\$ 402
Unassigned	\$ 369,009	\$ -	\$ -	\$ 369,009
Total Fund Balances	\$ 370,356	\$ 1,389,412	\$ 8,031	\$ 1,767,799
Total Liabilities & Fund Balance	\$ 397,678	\$ 1,389,412	\$ 353,846	\$ 2,140,936

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - On Roll	\$ 597,550	\$ 530,361	\$ 530,361	\$ -
Total Revenues	\$ 597,550	\$ 530,361	\$ 530,361	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 10,000	\$ 4,167	\$ 1,200	\$ 2,967
Engineer Fees	\$ 10,000	\$ 4,167	\$ 786	\$ 3,381
Attorney Fees	\$ 25,000	\$ 10,417	\$ 6,200	\$ 4,216
Annual Audit	\$ 7,500	\$ 7,500	\$ 7,100	\$ 400
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 3,417	\$ 3,417	\$ -
Arbitrage	\$ 1,350	\$ 1,350	\$ 900	\$ 450
Trustee Fees	\$ 12,120	\$ 12,120	\$ 10,769	\$ 1,351
Management Fees	\$ 40,124	\$ 16,718	\$ 16,718	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 500	\$ 208	\$ 461	\$ (252)
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Copies	\$ 100	\$ 42	\$ 3	\$ 39
Legal Advertising	\$ 5,000	\$ 2,083	\$ 661	\$ 1,422
Other Current Charges	\$ 1,000	\$ 417	\$ 197	\$ 219
Office Supplies	\$ 50	\$ 21	\$ 8	\$ 13
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 135,105	\$ 76,237	\$ 61,342	\$ 14,895

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 11,780	\$ 11,780	\$ 14,786	\$ (3,007)
Field Management	\$ 16,695	\$ 6,956	\$ 6,956	\$ -
Landscape Maintenance	\$ 116,000	\$ 48,333	\$ 41,892	\$ 6,442
Landscape Replacement	\$ 16,500	\$ 6,875	\$ -	\$ 6,875
Street Tree Replacement	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Streetlights	\$ 35,000	\$ 14,583	\$ 6,223	\$ 8,360
Electric	\$ 11,880	\$ 4,950	\$ 2,956	\$ 1,994
Water & Sewer	\$ 19,800	\$ 8,250	\$ 44,056	\$ (35,806)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 1,772	\$ 1,353
Fountain Maintenance	\$ 1,800	\$ 750	\$ 600	\$ 150
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 1,171	\$ 5,079
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Field Expenditures	\$ 271,955	\$ 120,186	\$ 120,411	\$ (225)
Amenity Expenditures				
Amenity - Electric	\$ 22,440	\$ 9,350	\$ 8,061	\$ 1,289
Amenity - Water	\$ 11,352	\$ 4,730	\$ 13,372	\$ (8,642)
Playground Lease	\$ 37,000	\$ 15,417	\$ 15,485	\$ (68)
Internet	\$ 2,500	\$ 1,042	\$ 440	\$ 602
Pest Control	\$ 528	\$ 220	\$ 440	\$ (220)
Janitorial Service	\$ 12,300	\$ 5,125	\$ 4,585	\$ 540
Amenity Access	\$ 27,500	\$ 11,458	\$ 2,000	\$ 9,458
Security Services	\$ 19,800	\$ 8,250	\$ 15,754	\$ (7,504)
Pool Maintenance	\$ 6,000	\$ 2,500	\$ 7,160	\$ (4,660)
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 4,057	\$ 109
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 156,920	\$ 65,383	\$ 71,354	\$ (5,971)
Total Operations & Maintenance	\$ 428,875	\$ 185,569	\$ 191,765	\$ (6,196)
Total Expenditures	\$ 563,979	\$ 261,806	\$ 253,107	\$ 8,700
Excess (Deficiency) of Revenues over Expenditures	\$ 33,571	\$ 268,555	\$ 277,254	\$ (8,700)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (33,571)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (33,571)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 277,254	
Fund Balance - Beginning	\$ -		\$ 93,101	
Fund Balance - Ending	\$ -		\$ 370,356	

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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - A1	\$ 442,500	\$ 392,745	\$ 392,745	\$ -
Assessments - A2	\$ 71,200	\$ 63,194	\$ 63,194	\$ -
Interest	\$ -	\$ -	\$ 7,644	\$ 7,644
Total Revenues	\$ 513,700	\$ 455,940	\$ 463,584	\$ 7,644
Expenditures:				
Series 2020 A1				
Interest - 11/1	\$ 142,350	\$ 142,350	\$ 142,350	\$ -
Principal - 5/1	\$ 155,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 142,350	\$ -	\$ -	\$ -
Series 2020 A2				
Interest - 11/1	\$ 23,278	\$ 23,278	\$ 23,278	\$ -
Principal - 5/1	\$ 20,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 23,278	\$ -	\$ -	\$ -
Total Expenditures	\$ 506,256	\$ 165,628	\$ 165,628	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,444	\$ 290,312	\$ 297,956	\$ 7,644
Fund Balance - Beginning	\$ 174,292		\$ 448,508	
Fund Balance - Ending	\$ 181,736		\$ 746,464	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments	\$ 511,731	\$ 385,334	\$ 385,334	\$ -
Interest	\$ -	\$ -	\$ 17,360	\$ 17,360
Total Revenues	\$ 511,731	\$ 385,334	\$ 402,694	\$ 17,360
Expenditures:				
Series 2022				
Interest - 11/1	\$ 193,419	\$ 193,419	\$ 193,419	\$ -
Special Call 11/1	\$ -	\$ -	\$ 1,195,000	\$ (1,195,000)
Principal - 5/1	\$ 125,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 193,419	\$ -	\$ -	\$ -
Total Expenditures	\$ 511,838	\$ 193,419	\$ 1,388,419	\$ (1,195,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (107)	\$ 191,915	\$ (985,725)	\$ 1,212,360
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (216,663)	\$ (216,663)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (216,663)	\$ (216,663)
Net Change in Fund Balance	\$ (107)		\$ (1,202,387)	
Fund Balance - Beginning	\$ 148,346		\$ 1,845,336	
Fund Balance - Ending	\$ 148,240		\$ 642,949	

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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 198	\$ 198
Total Revenues	\$ -	\$ -	\$ 198	\$ 198
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 35,814	\$ (35,814)
Miscellaneous	\$ -	\$ -	\$ 100	\$ (100)
Total Expenditures	\$ -	\$ -	\$ 35,914	\$ (35,814)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (35,716)	\$ 36,012
Fund Balance - Beginning	\$ -		\$ 43,345	
Fund Balance - Ending	\$ -		\$ 7,629	

Cypress Park Estates

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Developer Contribution Phase 2	\$ -	\$ -	\$ 419	\$ 419
Interest	\$ -	\$ -	\$ 2,205	\$ 2,205
Total Revenues	\$ -	\$ -	\$ 2,624	\$ 2,624
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 391,427	\$ (391,427)
Total Expenditures	\$ -	\$ -	\$ 391,427	\$ (391,427)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (388,803)	\$ 610,713
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 216,663	\$ 216,663
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 216,663	\$ 216,663
Net Change in Fund Balance	\$ -	\$ -	\$ (172,141)	
Fund Balance - Beginning	\$ -		\$ 172,543	
Fund Balance - Ending	\$ -		\$ 402	

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 4,286	\$ 435,812	\$ 82,015	\$ 8,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530,361
Total Revenues	\$ -	\$ 4,286	\$ 435,812	\$ 82,015	\$ 8,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530,361
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Engineer Fees	\$ 642	\$ 113	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 786
Attorney Fees	\$ 3,070	\$ 566	\$ 232	\$ 1,065	\$ 1,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,200
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 7,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,100
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 1,083	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,417
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Trustee Fees	\$ 4,034	\$ -	\$ 6,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,769
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,718
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 81	\$ 64	\$ 21	\$ 273	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 461
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Copies	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Legal Advertising	\$ -	\$ -	\$ 661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 661
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 38	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197
Office Supplies	\$ 1	\$ 3	\$ 0	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 24,817	\$ 5,862	\$ 11,896	\$ 6,153	\$ 12,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,342

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 14,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,786
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,956
Landscape Maintenance	\$ 3,368	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,892
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Street Tree Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,292	\$ 1,292	\$ 1,291	\$ 1,075	\$ 1,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,223
Electric	\$ 602	\$ 333	\$ 729	\$ 602	\$ 690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,956
Water & Sewer	\$ 21,086	\$ -	\$ 12,602	\$ 5,058	\$ 5,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44,056
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 423	\$ 75	\$ -	\$ -	\$ 1,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,772
Fountain Maintenance	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
General Repairs & Maintenance	\$ -	\$ 754	\$ 380	\$ 506	\$ (469)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,171
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 43,098	\$ 13,625	\$ 26,173	\$ 18,414	\$ 19,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120,411
Amenity Expenditures													
Amenity - Electric	\$ 1,485	\$ 1,555	\$ 1,716	\$ 1,646	\$ 1,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,061
Amenity - Water	\$ 8,824	\$ -	\$ 2,697	\$ 1,436	\$ 415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,372
Playground Lease	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,485
Internet	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	440
Pest Control	\$ 280	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	440
Janitorial Service	\$ 775	\$ 915	\$ 875	\$ 1,045	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,585
Amenity Access	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
Security Services	\$ 5,352	\$ 2,895	\$ 2,818	\$ 2,325	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,754
Pool Maintenance	\$ 1,950	\$ 1,910	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,160
Amenity Repairs & Maintenance	\$ 1,696	\$ 1,121	\$ 496	\$ 1,213	\$ (469)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,057
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 24,047	\$ 12,121	\$ 13,978	\$ 12,540	\$ 8,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	71,354
Total Operations & Maintenance	\$ 67,145	\$ 25,747	\$ 40,151	\$ 30,954	\$ 27,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	191,765
Total Expenditures	\$ 91,962	\$ 31,608	\$ 52,047	\$ 37,107	\$ 40,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	253,107
Excess (Deficiency) of Revenues over Expenditures	\$ (91,962)	\$ (27,322)	\$ 383,765	\$ 44,908	\$ (32,135)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	277,254
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (91,962)	\$ (27,322)	\$ 383,765	\$ 44,908	\$ (32,135)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	277,254

Cypress Park Estate

Community Development District

Long Term Debt Report

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

Series 2020-A2, Special Assessment Revenue Bonds	
Interest Rate:	4.000%, 4.125%
Maturity Date:	5/1/2051
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$35,578
Reserve Fund Balance	\$35,578
Bonds Outstanding - 11/12/2020	\$1,185,000
Less: Principal Payment - 5/1/22	(\$20,000)
Less: Principal Payment - 5/1/23	(\$20,000)
Current Bonds Outstanding	\$1,145,000

Series 2022, Special Assessment Revenue Bonds	
Interest Rate:	4.375%, 4.750%, 5.000%, 5.125%
Maturity Date:	5/1/2052
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$216,663
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)
Current Bonds Outstanding	\$6,550,000

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%				29%		5%		28%		100%	
							General Fund	2020 AA1 Debt Service	2020 AA2 Debt Service	2022 Debt Service	Total	Total	Total	Total	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							
12/8/23	11/13-11/22/23	\$ 11,290.35	\$ (451.62)	\$ (216.77)	\$ -	\$ 10,621.96	\$ 4,107.12	\$ 3,041.43	\$ 489.38	\$ 2,984.03	\$ 10,621.96							
12/21/23	11/23-11/30/23	\$ 736,130.80	\$ (29,446.58)	\$ (14,133.68)	\$ -	\$ 692,550.54	\$ 267,783.86	\$ 198,300.59	\$ 31,907.44	\$ 194,558.65	\$ 692,550.54							
12/29/23	12/1-12/15/23	\$ 468,085.89	\$ (18,541.28)	\$ (8,990.89)	\$ -	\$ 440,553.72	\$ 170,345.94	\$ 126,145.40	\$ 20,297.35	\$ 123,765.03	\$ 440,553.72							
12/31/23	1% Admin Fee	\$ (16,617.25)	\$ -	\$ -	\$ -	\$ (16,617.25)	\$ (6,425.28)	\$ (4,758.08)	\$ (765.60)	\$ (4,668.29)	\$ (16,617.25)							
1/10/24	12/16-12/31/23	\$ 219,355.25	\$ (6,580.42)	\$ (4,255.50)	\$ -	\$ 208,519.33	\$ 80,626.77	\$ 59,706.12	\$ 9,606.98	\$ 58,579.46	\$ 208,519.33							
1/16/24	10/1-12/31/23	\$ 3,589.64	\$ -	\$ -	\$ -	\$ 3,589.64	\$ 1,387.98	\$ 1,027.84	\$ 165.38	\$ 1,008.44	\$ 3,589.64							
2/9/24	01/01-01/31/24	\$ 22,258.11	\$ (490.32)	\$ (435.36)	\$ -	\$ 21,332.43	\$ 8,248.47	\$ 6,108.19	\$ 982.84	\$ 5,992.93	\$ 21,332.43							
Total		\$ 1,455,881.30	\$ (55,988.01)	\$ (28,258.41)	\$ -	\$ 1,371,634.88	\$ 530,360.83	\$ 392,745.36	\$ 63,194.46	\$ 385,334.23	\$ 1,371,634.88							

88.76% Net Percent Collected
 \$ 173,769.12 Balance Remaining to Collect

SECTION 3



April 19, 2024

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



RE: Cypress Park Estates Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **344** voters within the Cypress Park Estates Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

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

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida