

*Cypress Park Estates
Community Development District*

Meeting Agenda

November 19, 2024

AGENDA

Cypress Park Estates

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

November 12, 2024

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

Dear Board Members:

A Landowners' Meeting and Election & a Board of Supervisors Meeting of the **Cypress Park Estates Community Development District** will be held **Tuesday, November 19, 2024 at 11:00 AM** at the **Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850.**

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

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

Meeting ID: 821 3122 6228

Following is the advance agenda for the meeting:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the July 23, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County
6. Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC

¹ Comments will be limited to three (3) minutes

7. Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit with Grau & Associates
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Yearly Contract Renewals
 - a) Landscape Maintenance
 - b) Pool Maintenance
 - c) Janitorial Maintenance
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

Landowners' Meeting

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

DATE OF LANDOWNERS' MEETING: **Tuesday, November 19, 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.

Board of Supervisors Meeting

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 2	Votes _____
_____	Seat 5	Votes _____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

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

PASSED AND ADOPTED this 19th day of November 2024.

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION D

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>

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

PASSED AND ADOPTED this 19th day of November 2024.

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

MINUTES

**MINUTES OF MEETING
CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cypress Park Estates Community Development District was held **Tuesday, July 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 *by Zoom*
McKinzie Terrill
Hyzens Marc
Allan Keen

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Grace Kobitter
Marshall Tindall
Rodney Gadd

District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager, GMS
District Engineer, Gadd Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present in person and one attended by Zoom, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns asked for any public comments on any of the agenda items.

Resident asked if Darrin Mossing ever attends the meetings. Ms. Burns stated Darrin Mossing is the Assessment Consultant in their office, and he does not attend the meetings.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the April 25,
2024 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the April 25, 2024, Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Terrill, seconded by Mr. Keen, with all in favor, the Minutes of the April 25, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated this hearing has been advertised in the paper, as required by Florida Statute.

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

Ms. Burns stated there is a proposed increase in the budget for the upcoming year. The total assessment amount proposed based on the budget we collected on the Polk County tax bill for the operations and maintenance would be \$1,166. Several line items had an increase from the current year, property insurance rates severely increased in Florida. There is a slight increase in landscape maintenance that considers a full year of maintaining the Phase 2 well that was added into the contract. Ms. Burns noted that they also increased landscape replacement because there are more areas that need to be maintained. The water and sewer line item were adjusted for actuals and increased the amenity water. There was an increase in security to allow for more patrols later at night during the summer months. The Capital Reserve has also been increased now that the community has been built up. The proposed increase amount is \$252.32.

An audience member noted that was a 28% increase and expressed confusion towards having more patrols at night.

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

i. Consideration of Resolution 2024-04 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, Resolution 2024-04 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

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

Ms. Burns stated this was advertised in the paper.

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

Ms. Burns stated we are imposing the assessment for collection on the Polk County tax bill. There were no father comments at this time.

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

i. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated there is a copy of the assessment roll in the agenda. This certifies the assessments for collection based on the budget that the Board adopted.

On MOTION by Mr. Keen, seconded by Mr. Terrill, with all in favor, Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024/2025**

Ms. Burns stated the majority of meetings will be on the 4th Tuesday of the month at 11:00 a.m., and a couple meetings have been changed to the 3rd Tuesday due to holidays.

On MOTION by Mr. Marc, seconded by Mr. Terrill, with all in favor, Resolution 2024-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of the Adoption of Goals and
Objectives for the District**

Ms. Burns noted there was a change to Florida Statute that states CDDs need to adopt goals and objectives annually. Staff went through and reviewed statutory requirements for the CDD, such as holding the minimum number of meetings required a year (2), as well as financial transparency, maintaining any District owned property, etc.

On MOTION by Mr. Keen, seconded by Mr. Terrill, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Burns stated the District is required to have an annual independent audit sent to the State by the June 30th deadline. On page 30 of the Audit Report, there is a summary of the report to management. It is a clean audit. There were no instances of noncompliance or findings the district meets any of the requirements of a financial emergency. It was independent and sent to the state by the required deadline.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Special Warranty Deeds for Phase 2 and Phase 3 Conveyance

Ms. Burns stated this was discussed in the last meeting. Counsel drew up the documents that have already been approved.

On MOTION by Mr. Keen, seconded by Mr. Terrill, with all in favor, the Special Warranty Deeds for Phase 2 and Phase 3 Conveyance, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter reminded the Board of the four hours of ethics training that needs to be done by December 31st of this year.

B. Engineer

Mr. Gadd had nothing to add at this time.

C. Field Manager's Report

Mr. Tindall presented the field manager's report, found on page 119 of the agenda. He stated the overall amenities are being maintained, as previously discussed. A couple of trees were replaced as part of Phase 2. The landscapers are keeping in place the modern detail. They were a little stress when there was a bit of a drought, but he discussed with the landscaper to bump the water up. The

plants have recovered. The parking signs that were approved have all been installed. The edge of the pool was damaged due to wind, a temporary barricade was added to the pool deck, to make sure it was safe, and it has been reopened. The brace is still in place, however the vendor who built the pool deck has agreed to fix the deck at an approved \$1,700, we are just waiting for them to come and do the repair. The pool will need to be closed during the repairs but will be done by Labor Day. Sometimes the valve on the showers goes bad, a replacement valve is on its way.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register. She asked for any questions on those invoices.

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

ii. Balance Sheet and Income Statement

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

TENTH ORDER OF BUSINESS

Other Business

The new parking will be enforced soon, Ms. Burns is starting letters to residents to make them aware of the new parking. They are looking at it to start August 12th.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident asked if there are plans in place to add a sunshade over the playground area.

Resident noted there were many gophers around the common areas and on different houses of the neighborhood. She asks who can take care of this problem. She also stated once school starts back parents will park at the front of the community to wait for their kids, but they are blocking everyone else.

Resident via Zoom asked if this November is the first-time residents can elect another resident to be a part of the board. He also states at the pool there is an influx of fire ants. On the topic of the pool, he wants to know how the pool monitor will be able to i.e. everyone that come into the pool and how they will prevent non-residents from using the pool.

Ms. Burns stated the pool guards are not there to check a card, because they are already stationed inside the gate and if someone is inside the gates, that means they have a card. If someone walks through the gate with 10-12 people with them, the guard will go up and say there is a four guest per house limit. The CDD has a pest control vendor that they will get in touch within regard to the ants at the pools. Regarding the voters, Ms. Burns stated the threshold for turnover is 250 registered voters and the district has been established for at least 6 years, which we have not hit. There is no requirement that the seat must be a resident, but it can be, and residents get to vote.

Mr. Tindall stated the gophers are native to the area and it would be a liability to poison them, so they do not typically recommend pursuing any action against them. It is recommended that residents use Gopher Scram on their own lots, which is much more cost effective.

Ms. Burns stated they will start to enforce towing and parking restraints on the first day of school. Signs can be added telling residents not to stand/park in certain areas. The signs will most likely be on Bottlebrush Drive.

Ms. Burns stated adding a shade over the playground is not currently in the budget. If that is something residents are interested in, it can be added.

TWELFTH ORDER OF BUSINESS**Adjournment**

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Park Estates Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

WHEREAS, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), FS

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

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

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER 2024.

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Print Name: _____

Chair/ Vice Chair

Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/("Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.
- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D-R Media, even in a situation where D-R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: _____
GOVERNMENTAL AGENCY NAME/TITLE

CITY CLERK

Print Name
____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and _____, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

RECITALS

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
- 2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to written notice to Local Government in accordance with the Notices section of this

Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:

County Attorney

Polk County Board of County Commissioners

P.O. Box 9005, Drawer AT01 Bartow,

Florida 33830

FOR LOCAL GOVERNMENT:

Email address: _____

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Participation Agreement, such reference is to the section or article as a whole, including all of

the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed

physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:

ATTEST:

Local Government.

Signature

Signature

Print Name

Print Name

Title

Title

SECTION VI

REBATE REPORT

\$7,865,000

Cypress Park Estates Community Development District

(City of Haines City, Florida)

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

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

**Rebate Report to the Computation Date
June 15, 2027
Reflecting Activity To
July 31, 2024**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

August 19, 2024

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of June 30, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the June 15, 2027 Computation Date
Reflecting Activity from June 15, 2022 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 2	2.370600%	39,127.60	(55,190.48)
Acquisition & Construction Fund - Phase 3	1.039444%	7,324.00	(35,692.55)
Capitalized Interest Fund	1.318688%	745.27	(2,648.98)
Debt Service Reserve Fund	3.733601%	32,456.18	(13,874.18)
Totals	2.421291%	\$79,653.05	\$(107,406.19)
Bond Yield	5.052764%		
Rebate Computation Credits			(4,797.27)
Net Rebatable Arbitrage			\$(112,203.46)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 15, 2022, the date of the closing, to July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 15, 2022 and July 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

June 15, 2027.

7. Computation Period

The period beginning on June 15, 2022, the date of the closing, and ending on July 31, 2024.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2027, is the Rebatable Arbitrage.

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

Sources of Funds

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

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

\$7,865,000

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

\$7,865,000

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

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
04/05/23		233,429.08	287,775.53
05/05/23		24,649.90	30,262.73
05/05/23		5,500.00	6,752.36
08/02/23		154.50	187.41
08/14/23		-46,436.46	-56,233.16
08/16/23		1,147.98	1,389.78
08/16/23		190.00	230.02
09/14/23		863.50	1,041.33
09/14/23		46,327.43	55,868.32
10/23/23		80.36	96.39
11/06/23		-216,662.50	-259,406.52
11/08/23		216,662.50	259,334.62
12/18/23		57.17	68.05
07/31/24		0.13	0.15

06/15/27	TOTALS:	39,127.60	-55,190.48

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-55,190.48
COMP DATE:	06/15/27	NET INCOME:	39,127.60
BOND YIELD:	5.052764%	TAX INV YIELD:	2.370600%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

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

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

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

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-511,731.26	-656,747.25
07/05/22		174.01	222.70
08/02/22		414.28	528.23
09/02/22		670.21	851.00
10/04/22		771.74	975.59
11/02/22		1,046.75	1,318.11
12/02/22		1,306.08	1,637.85
12/22/22		0.63	0.79
01/04/23		1,493.70	1,864.83
02/02/23		1,589.56	1,976.83
03/02/23		1,524.61	1,888.18
04/04/23		1,739.34	2,144.59
05/02/23		1,781.12	2,187.59
06/02/23		1,940.93	2,373.98
07/05/23		1,904.89	2,319.27
08/02/23		1,995.83	2,420.91
09/05/23		2,076.29	2,507.02
10/03/23		2,013.98	2,422.36
11/01/23		78,406.25	93,939.62
11/02/23		2,088.67	2,502.12
11/06/23		216,662.50	259,406.52
12/04/23		1,001.78	1,194.77
01/03/24		887.15	1,053.81
02/02/24		883.34	1,045.08
03/04/24		820.87	966.87
04/02/24		877.54	1,029.62
05/02/24		848.12	990.97
06/04/24		877.38	1,020.62
07/02/24		849.53	984.39
07/31/24	Bal	216,662.51	250,085.58
07/31/24	Acc	877.85	1,013.27

06/15/27	TOTALS:	32,456.18	-13,874.18

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-13,874.18
COMP DATE:	06/15/27	NET INCOME:	32,456.18
BOND YIELD:	5.052764%	TAX INV YIELD:	3.733601%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/23		-1,960.00	-2,392.99
06/15/24		-2,070.00	-2,404.27

06/15/27	TOTALS:	-4,030.00	-4,797.27

ISSUE DATE: 06/15/22 REBATABLE ARBITRAGE: -4,797.27
 COMP DATE: 06/15/27
 BOND YIELD: 5.052764%

SECTION VII



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 9, 2024

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

We are pleased to confirm our understanding of the services we are to provide Cypress Park Estates Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Park Estates Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

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

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

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

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$7,200 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

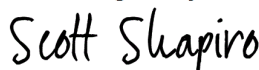


Antonio J. Grau

RESPONSE:

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

DocuSigned by:



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By: _____

Title: Chairman

Date: 10/25/2024



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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VIII

SECTION C

Cypress Park Estates CDD

Field Management Report



November 19, 2024
Marshall Tindall
Field Services Manager
GMS

Complete

Post Storm Assessment (Helene)

- ✚ On Friday after the storm moved through, staff reviewed district property as standard practice.
- ✚ No significant issues found.
- ✚ Shade canopy connections and other components were checked along with playground equipment, roads, and fences.
- ✚ Pool area had typical minor trash and furniture blown around.



Complete

Post Storm Assessment (Milton)

- ✚ Amenity facilities were locked down prior to the storm. Furniture was stored in the restrooms and stacked.
- ✚ After the storm vendors and staff proceeded with review of facilities and essential district components for safety.
- ✚ Cleanup was started promptly.
- ✚ Fallen traffic signs were reinstalled immediately where found.
- ✚ Cabling was dislodged from tension hooks at pool shade in a couple locations. Maintenance staff resolved promptly.
- ✚ Overall, no significant storm impacts found.



Complete

Amenity Review & Maintenance

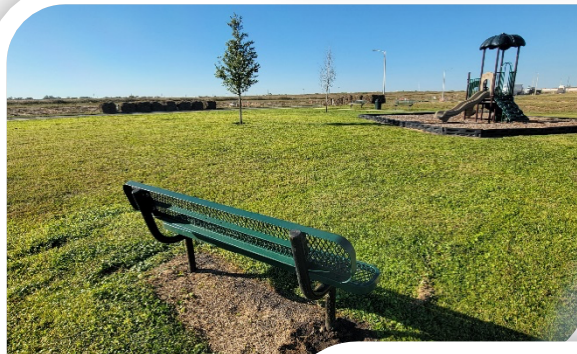
- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Pool edge repairs were completed.
- ✚ Broken pavilion picnic bench was repaired.
- ✚ Sunken paver area near shade was lightly excavated, filled and repaired.
- ✚ Furniture was cleaned at the end of September.



Complete

Landscape Review

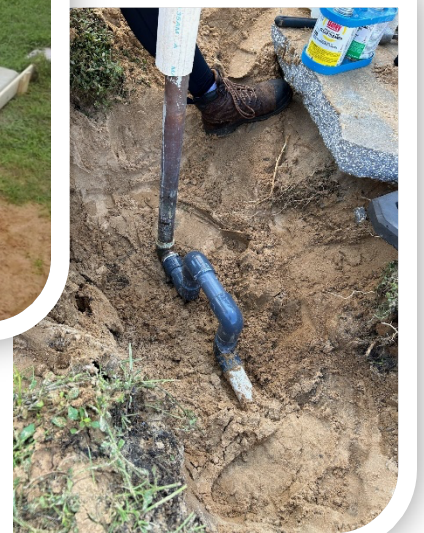
- ✚ Mowing and detailing is satisfactory.
- ✚ Some irrigation repairs were done including on mainline. Original bell end joint failure has been the source of some of these issues.



Complete

Site Items

- ✚ Reclaimed water line was hit by a vehicle in mid-August.
- ✚ Investigated and met with city utilities.
- ✚ Coordinated immediate repairs to ensure reclaimed water supply was able to be turned back on.



Upcoming

Offseason facility maintenance

- ✚ Routine facility touchups are being scheduled for the offseason.
- ✚ These include, building cleaning and touch up painting, electrical fixture checks, and other odds and ends following the busy summer season.
- ✚ Other odds and ends are also being planned:
replacement of damaged lanai fan,
plant fill ins around the amenity and
some touch up mulching at the entrances.



Conclusion

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

Respectfully,
Marshall Tindall

SECTION 1

SECTION (a)

Cypress Park Estates: Landscaping Summary

<i>Landscape Proposals</i>	<u>Scope</u>	<u>Monthly</u>	<u>Annual</u>
Prince and Sons	Phase 1 with amenity - 42 common mows/24 ponds mows annual	\$3,050.00	\$36,600.00
	Phase 2 with amenity - 42 common mows/24 ponds mows annual	\$2,615.00	\$31,380.00
	Phase3 with amenity - 42 common mows/24 ponds mows annual	\$3,966.00	\$47,592.00
	Total all x3 phases	\$9,631.00	\$115,572.00

SECTION (b)



REQUEST FOR INCREASE IN SERVICE

Cypress Park Estates CDD

To the Board

Resort Pool Services would like to request an increase in service cost to take effect October 2024. Increasing the monthly fee is always a difficult decision but unfortunately one that needs to be made due to rising costs in staff, gas, and supply costs.

Your current monthly service cost is \$1,650. 3 days week.

New monthly cost of \$1,975. 3 days week/ 6 days memorial – labor day.

(OR \$1,735 monthly if the seasonal service is declined)

Please feel free to discuss this increase with me if this causes any issues with your board. We hope to continue servicing your property in 2025.

Thank you,

Simon McDonnell Director of Operations

SECTION (c)

Cypress Park Estates CDD: Janitorial & Waste Summary

2025 Budget	\$14,705
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Vendor: Clean Star Services

Summary of services

	Qty	Month	Year
Janitorial 3x per week: Amenity building service		\$475	\$5,700

Garbage - Pool (2x week)	5	\$250	\$3,000
Garbage - Playground Ph1 (2x week)	1	\$50	\$600
Garbage - Playgrond Ph2 (2x week)	1	\$50	\$600
Garbage Playground Ph3 (2x week)	1	\$50	\$600
Dog station @ dog park (2x week)	2	\$100	\$1,200
2x Week at \$50 per can per month			

		Month	<i>PARTIAL</i> Year
Amenity Garbarge +1 Additional weekly garbage empties at amenity +\$25 month per can (May-Sept)	5	\$125	\$625

Amenity: Additional cleaning service day (May-Sept)	5	\$160	\$800
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Total	\$13,125
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SECTION D

SECTION 1

Cypress Park Estate Community Development District

Summary of Check Register

July 10, 2024 to November 1, 2024

Fund	Date	Check No.'s	Amount
General Fund	7/16/24	425-431	\$ 28,523.22
	7/23/24	432-433	\$ 304.50
	7/30/24	434-435	\$ 3,448.73
	8/6/24	436-440	\$ 3,781.54
	8/13/24	441-446	\$ 19,646.82
	8/20/24	447-449	\$ 2,976.85
	9/10/24	450	\$ 23,259.00
	9/17/24	451-458	\$ 20,981.49
	9/19/24	459-460	\$ 10,965.00
	10/1/24	461	\$ 240.00
	10/14/24	462-466	\$ 11,552.23
	10/17/24	467-469	\$ 1,109.00
	10/29/24	470-473	\$ 11,277.55
			<u>\$ 138,065.93</u>
Total Amount			\$ 138,065.93

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/16/24	00021	6/25/24	7373755	202406	310	51300	32300			*	1,343.75		
			ASSESS BOND S2022 FY24										
		6/25/24	7373755	202406	300	15500	10000			*	2,687.50		
			ASSESS BOND S2022 FY25										
								US BANK				4,031.25	000431
7/23/24	00027	7/15/24	108796	202407	330	57200	48000			*	150.00		
			ADJUST TIME ON ATRIUM										
								CURRENT DEMANDS ELECTRICAL &				150.00	000432
7/23/24	00015	7/15/24	9762	202406	310	51300	31500			*	154.50		
			ATTORNEY SVCS-JUN24										
								KILINSKI VAN WYK, PLLC				154.50	000433
7/30/24	00039	7/29/24	9076678	202407	310	51300	42000			*	630.33		
			MAILING SVCS-JUL24										
								ACTION MAIL SERVICES				630.33	000434
7/30/24	00034	6/30/24	11788617	202406	330	57200	34500			*	2,818.40		
			SECURITY SVCS-JUN24										
								SECURITAS SECURITY SERVICES USA, INC				2,818.40	000435
8/06/24	00037	7/23/24	AK072320	202407	310	51300	11000			*	200.00		
			SUPERVISOR FEES-07/23/24										
								ALLAN E. KEEN				200.00	000436
8/06/24	00038	7/31/24	00065823	202407	310	51300	48000			*	2,981.54		
			NOT OF FY24/25 BUDGET										
								GANNETT MEDIA CORP DBA				2,981.54	000437
8/06/24	00006	7/23/24	HM072320	202407	310	51300	11000			*	200.00		
			SUPERVISOR FEES-07/23/24										
								HYZENS MARC				200.00	000438
8/06/24	00008	7/23/24	MT072320	202407	310	51300	11000			*	200.00		
			SUPERVISOR FEES-07/23/24										
								MCKINZIE TERRILL				200.00	000439
8/06/24	00011	7/23/24	SS072320	202407	310	51300	11000			*	200.00		
			SUPERVISOR FEES-07/23/24										
								SCOTT SHAPIRO				200.00	000440
8/13/24	00028	7/26/24	12842	202407	330	57200	48200			*	475.00		
			CLEANING SVCS-JUL24										
		7/26/24	12842	202407	330	57200	48200			*	620.00		
			TRASH COLLECT SVCS-JUL24										
								CSS CLEAN STAR SERVICES CENTRAL FL				1,095.00	000441
								CPE CYP PARK EST CWRIGHT					

CYPRESS PARK ESTATES - GENERAL
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/13/24	00003	6/30/24 156	202406 320-53800-48000		*	450.00	
		INSTALL 2 STREET SIGNS					
		8/01/24 154	202408 310-51300-34000		*	3,343.67	
		MANAGEMENT FEES-AUG24					
		8/01/24 154	202408 310-51300-35200		*	100.00	
		WEBSITE MANAGEMENT-AUG24					
		8/01/24 154	202408 310-51300-35100		*	150.00	
		INFORMATION TECH-AUG24					
		8/01/24 154	202408 310-51300-31300		*	583.33	
		DISSEMINATION SVCS-AUG24					
		8/01/24 154	202408 330-57200-48300		*	500.00	
		AMENITY ACCESS-AUG24					
		8/01/24 154	202408 310-51300-51000		*	3.43	
		OFFICE SUPPLIES-AUG24					
		8/01/24 154	202408 310-51300-42000		*	20.26	
		POSTAGE-AUG24					
		8/01/24 154	202408 310-51300-42500		*	1.35	
		COPIES-AUG24					
			GOVERNMENTAL MANAGEMENT SERVICES				5,152.04 000442
8/13/24	00029	8/12/24 GLC24812	202408 330-57200-48400		*	858.00	
		PLAYGROUND EQUIP-AUG24					
			GOVERNMENT LEASING, LLC				858.00 000443
8/13/24	00031	7/22/24 60154169	202407 330-57200-48100		*	40.00	
		PEST CONTROL-JUL24					
			MASSEY SERVICES INC.				40.00 000444
8/13/24	00024	7/24/24 13475	202407 320-53800-47300		*	166.22	
		RPLC ROTOR/BUBBLER/LATERL					
		8/01/24 13618	202408 320-53800-46200		*	9,631.00	
		LANDSCAPE MAINT-AUG24					
			PRINCE & SONS INC.				9,797.22 000445
8/13/24	00034	7/31/24 11826505	202408 330-57200-34500		*	2,704.56	
		SECURITY SVCS-JUL24					
			SECURITAS SECURITY SERVICES USA, INC				2,704.56 000446
8/20/24	00040	8/14/24 38995	202408 320-53800-49000		*	1,280.00	
		BACKFLOW REPAIR-08/14/24					
			AARON'S BACKFLOW SERVICES, INC.				1,280.00 000447
8/20/24	00019	8/19/24 7353-08-	202408 310-51300-31200		*	450.00	
		SPECIAL ASSESS BONDS-S22					
			AMTEC				450.00 000448
			CPE CYP PARK EST CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
8/20/24	00015	8/13/24	10092	202407	310	51300	31500			*	1,246.85		
			ATTORNEY SVCS-JUL24						KILINSKI VAN WYK, PLLC			1,246.85	000449
9/10/24	00002	8/29/24	24952	202409	300	15500	10000			*	23,259.00		
			FY25 INSURANCE POLICY						EGIS INSURANCE ADVISORS LLC			23,259.00	000450
9/17/24	00028	8/28/24	13048	202408	330	57200	48200			*	475.00		
			CLEANING SVCS-AUG24							*	500.00		
		8/28/24	13048	202408	330	57200	48200						
			TRASH COLLECT SVCS-AUG24						CSS CLEAN STAR SERVICES CENTRAL FL			975.00	000451
9/17/24	00003	7/31/24	158	202407	330	57200	48000			*	851.89		
			SHOWER VALVE/SIDEWLK/SIGN							*	295.00		
		7/31/24	158	202407	320	53800	48000						
			METER/LANAI/FANS/SAND BAG							*	3,343.67		
		9/01/24	159	202409	310	51300	34000			*	100.00		
			MANAGEMENT FEES-SEPT24							*	150.00		
		9/01/24	159	202409	310	51300	35100			*	583.33		
			WEBSITE ADMIN-SEPT24							*	500.00		
		9/01/24	159	202409	310	51300	35100			*	.78		
			INFORMATION TECH-SEPT24							*	26.38		
		9/01/24	159	202409	310	51300	31300			*	1,391.25		
			DISSEMINATION SVCS-SEPT24							*			
		9/01/24	159	202409	330	57200	48300			*			
			AMENITY ACCESS-SEPT24							*			
		9/01/24	159	202409	310	51300	51000			*			
			OFFICE SUPPLIES-SEPT24							*			
		9/01/24	159	202409	310	51300	42000			*			
			POSTAGE-SEPT24							*			
		9/01/24	160	202409	320	53800	34000			*			
			FIELD MANAGEMENT-SEP24						GOVERNMENTAL MANAGEMENT SERVICES			7,242.30	000452
9/17/24	00029	9/12/24	GLC24812	202409	330	57200	48400			*	858.00		
			PLAYGROUND LEASE-SEP24						GOVERNMENT LEASING, LLC			858.00	000453
9/17/24	00015	9/08/24	10301	202408	310	51300	31500			*	114.00		
			ATTORNEY SVCS-AUG24						KILINSKI VAN WYK, PLLC			114.00	000454
9/17/24	00031	8/22/24	60598991	202408	330	57200	48100			*	40.00		
			PEST CONTROL-AUG24						MASSEY SERVICES INC.			40.00	000455
									CPE CYP PARK EST CWRIGHT				

*** CHECK DATES 07/10/2024 - 11/01/2024 ***
 CYPRESS PARK ESTATES - GENERAL
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/17/24	00024	8/28/24 14222	202408 320-53800-47300		*	177.84	
		FIX 7 LAT BREAKS/BUBBLERS					
		9/01/24 14111	202409 320-53800-46200		*	9,631.00	
		LANDSCAPE MAINT-SEPT24					
				PRINCE & SONS INC.			9,808.84 000456
9/17/24	00034	8/31/24 11863593	202408 330-57200-34500		*	1,907.36	
		SECURITY SVCS-AUG24					
				SECURITAS SECURITY SERVICES USA, INC			1,907.36 000457
9/17/24	00009	9/17/24 09172024	202409 300-20700-10200		*	16.80	
		DEBT ASSESS TSFR S20 AA1					
		9/17/24 09172024	202409 300-20700-10200		*	2.70	
		DEBT ASSESS TSFR S20 AA2					
		9/17/24 09172024	202409 300-20700-10200		*	16.49	
		DEBT ASSESS TSFR S22					
				CYPRESS PARK ESTATES CDD/US BANK			35.99 000458
9/19/24	00003	9/15/24 161	202409 300-15500-10000		*	5,565.00	
		ASSESSMENT ROLL-FY25					
				GOVERNMENTAL MANAGEMENT SERVICES			5,565.00 000459
9/19/24	00026	7/01/24 23500	202407 330-57200-48500		*	1,650.00	
		POOL MAINTENANCE-JUL24					
		7/01/24 23500	202407 320-53800-47500		*	150.00	
		FOUNTAIN MAINT-JUL24					
		8/01/24 23842	202408 330-57200-48500		*	1,650.00	
		POOL MAINTENANCE-AUG24					
		8/01/24 23842	202408 320-53800-47500		*	150.00	
		FOUNTAIN MAINT-AUG24					
		9/01/24 24181	202409 330-57200-48500		*	1,650.00	
		POOL MAINTENANCE-SEP24					
		9/01/24 24181	202409 320-53800-47500		*	150.00	
		FOUNTAIN MAINT-SEP24					
				RESORT POOL SERVICES			5,400.00 000460
10/01/24	00031	10/01/24 10012024	202410 330-57200-48100		*	240.00	
		TERMITE PROTECTION-FY25					
				MASSEY SERVICES INC.			240.00 000461
10/14/24	00028	9/26/24 13269	202409 330-57200-48200		*	475.00	
		CLEANING SVCS-SEP24					
		9/26/24 13269	202409 330-57200-48200		*	565.00	
		TRASH COLLECT SVCS-SEP24					
				CSS CLEAN STAR SERVICES CENTRAL FL			1,040.00 000462
				CPE CYP PARK EST CWRIGHT			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 11/11/24		PAGE 6		
*** CHECK DATES 07/10/2024 - 11/01/2024 ***		CYPRESS PARK ESTATES - GENERAL									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
10/14/24	00038	9/30/24	00067004	202409	310-51300-48000	BOS MEETING DATES-9/24/24	*	378.41			
GANNETT MEDIA CORP DBA									378.41	000463	
10/14/24	00003	8/31/24	163	202408	320-53800-49000	FIX POLICE CASE# 24-3321	*	969.26			
		10/01/24	164	202410	310-51300-34000	MANAGEMENT FEES-OCT24	*	3,750.00			
		10/01/24	164	202410	310-51300-35200	WEBSITE MANAGEMENT-OCT24	*	105.00			
		10/01/24	164	202410	310-51300-35100	INFORMATION TECH-OCT24	*	157.50			
		10/01/24	164	202410	310-51300-31300	DISSEMINATION SVCS-OCT24	*	612.50			
		10/01/24	164	202410	330-57200-48300	AMENITY ACCESS-OCT24	*	1,041.67			
		10/01/24	164	202410	310-51300-51000	OFFICE SUPPLIES-OCT24	*	.33			
		10/01/24	164	202410	310-51300-42000	POSTAGE-OCT24	*	11.51			
		10/01/24	165	202410	320-53800-34000	FIELD MANAGEMENT-OCT24	*	1,666.67			
GOVERNMENTAL MANAGEMENT SERVICES									8,314.44	000464	
10/14/24	00031	9/20/24	60985526	202409	330-57200-48100	PEST CONTROL-SEP24	*	40.00			
MASSEY SERVICES INC.									40.00	000465	
10/14/24	00034	9/30/24	11897626	202409	330-57200-34500	SECURITY SVCS-SEP24	*	1,779.38			
SECURITAS SECURITY SERVICES USA, INC									1,779.38	000466	
10/17/24	00001	10/01/24	91382	202410	310-51300-54000	SPECIAL DISTRICT FEE FY25	*	175.00			
DEPARTMENT OF ECONOMIC OPPORTUNITY									175.00	000467	
10/17/24	00029	10/12/24	GLC24812	202410	330-57200-48400	PLAYGROUND EQUIP-OCT24	*	858.00			
GOVERNMENT LEASING, LLC									858.00	000468	
10/17/24	00015	10/12/24	10476	202409	310-51300-31500	ATTORNEY SVCS-SEP24	*	76.00			
KILINSKI VAN WYK, PLLC									76.00	000469	
10/29/24	00003	9/30/24	166	202409	330-57200-48000	FIX BENCH/CHAIRS/PAVERS	*	1,072.51			
GOVERNMENTAL MANAGEMENT SERVICES									1,072.51	000470	
CPE CYP PARK EST CWRIGHT											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/29/24	00031	10/24/24 61489774	202410 330-57200-48100	PEST CONTROL-OCT24	*	40.00	
				MASSEY SERVICES INC.			40.00 000471
10/29/24	00024	9/25/24 14723	202409 320-53800-47300	FIX LAT BREAKS/BUBBLER	*	284.04	
				10/01/24 14626	*	9,631.00	
				LANDSCAPE MAINT-OCT24			9,915.04 000472
				PRINCE & SONS INC.			
10/29/24	00026	10/18/24 25022	202410 330-57200-48500	STORM CLEANUP/CHEM/FILTER	*	250.00	
				RESORT POOL SERVICES			250.00 000473
TOTAL FOR BANK A						138,065.93	
TOTAL FOR REGISTER						138,065.93	

SECTION 2

Cypress Park Estates
Community Development District

Unaudited Financial Reporting
September 30, 2024



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6	<u>Capital Projects Fund Series 2020 A1 & A2</u>
7	<u>Capital Projects Fund Series 2022</u>
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10	<u>Long Term Debt</u>
11	<u>Assessment Receipt Schedule</u>

Cypress Park Estates
Community Development District
Combined Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 159,028	\$ -	\$ -	\$ 159,028
Capital Projects Account	\$ -	\$ -	\$ 7,114	\$ 7,114
<u>Investments:</u>				
<u>Series 2020 A1</u>				
Reserve	\$ -	\$ 221,250	\$ -	\$ 221,250
Revenue	\$ -	\$ 193,958	\$ -	\$ 193,958
<u>Series 2020 A2</u>				
Reserve	\$ -	\$ 35,578	\$ -	\$ 35,578
Revenue	\$ -	\$ 34,842	\$ -	\$ 34,842
<u>Series 2022</u>				
Reserve	\$ -	\$ 216,663	\$ -	\$ 216,663
Revenue	\$ -	\$ 225,402	\$ -	\$ 225,402
Construction Phase 2	\$ -	\$ -	\$ 0	\$ 0
Construction Phase 3	\$ -	\$ -	\$ 414	\$ 414
Due from Developer	\$ -	\$ -	\$ 345,815	\$ 345,815
Prepaid Expenses	\$ 32,858	\$ -	\$ -	\$ 32,858
Total Assets	\$ 191,886	\$ 927,693	\$ 353,342	\$ 1,472,922
Liabilities:				
Accounts Payable	\$ 7,031	\$ -	\$ -	\$ 7,031
Contracts Payable	\$ -	\$ -	\$ 57	\$ 57
Retainage Payable	\$ -	\$ -	\$ 345,758	\$ 345,758
Total Liabilities	\$ 7,031	\$ -	\$ 345,815	\$ 352,846
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 32,858	\$ -	\$ -	\$ 32,858
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 485,629	\$ -	\$ 485,629
Debt Service - Series 2022	\$ -	\$ 442,064	\$ -	\$ 442,064
Capital Projects - Series 2020	\$ -	\$ -	\$ 7,114	\$ 7,114
Capital Projects - Series 2022	\$ -	\$ -	\$ 414	\$ 414
Unassigned	\$ 151,997	\$ -	\$ -	\$ 151,997
Total Fund Balances	\$ 184,855	\$ 927,693	\$ 7,527	\$ 1,120,076
Total Liabilities & Fund Balance	\$ 191,886	\$ 927,693	\$ 353,342	\$ 1,472,922

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 597,550	\$ 597,550	\$ 603,679	\$ 6,129
Miscellaneous Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 597,550	\$ 597,550	\$ 603,739	\$ 6,189
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 10,000	\$ 10,000	\$ 2,800	\$ 7,200
Engineer Fees	\$ 10,000	\$ 10,000	\$ 1,161	\$ 8,839
Attorney Fees	\$ 25,000	\$ 25,000	\$ 12,012	\$ 12,988
Annual Audit	\$ 7,500	\$ 7,500	\$ 7,100	\$ 400
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 7,000	\$ 7,500	\$ (500)
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Trustee Fees	\$ 12,120	\$ 12,120	\$ 12,113	\$ 7
Management Fees	\$ 40,124	\$ 40,124	\$ 40,124	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 500	\$ 500	\$ 1,786	\$ (1,286)
Insurance	\$ 6,886	\$ 6,886	\$ 6,197	\$ 689
Copies	\$ 100	\$ 100	\$ 4	\$ 96
Legal Advertising	\$ 5,000	\$ 5,000	\$ 4,414	\$ 586
Other Current Charges	\$ 1,000	\$ 1,000	\$ 484	\$ 516
Office Supplies	\$ 50	\$ 50	\$ 18	\$ 32
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 135,105	\$ 135,105	\$ 105,537	\$ 29,568

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 11,780	\$ 11,780	\$ 14,786	\$ (3,007)
Field Management	\$ 16,695	\$ 16,695	\$ 16,695	\$ -
Landscape Maintenance	\$ 116,000	\$ 116,000	\$ 109,309	\$ 6,692
Landscape Replacement	\$ 16,500	\$ 16,500	\$ -	\$ 16,500
Street Tree Replacement	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Streetlights	\$ 35,000	\$ 35,000	\$ 17,520	\$ 17,480
Electric	\$ 11,880	\$ 11,880	\$ 8,914	\$ 2,966
Water & Sewer	\$ 19,800	\$ 19,800	\$ 62,457	\$ (42,657)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 7,500	\$ 2,708	\$ 4,792
Fountain Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 4,642	\$ 10,358
Contingency	\$ 7,500	\$ 7,500	\$ 9,870	\$ (2,370)
Subtotal Field Expenditures	\$ 271,955	\$ 271,955	\$ 248,700	\$ 23,255
Amenity Expenditures				
Amenity - Electric	\$ 22,440	\$ 22,440	\$ 16,504	\$ 5,936
Amenity - Water	\$ 11,352	\$ 11,352	\$ 20,860	\$ (9,508)
Playground Lease	\$ 37,000	\$ 37,000	\$ 37,164	\$ (164)
Internet	\$ 2,500	\$ 2,500	\$ 1,090	\$ 1,410
Pest Control	\$ 528	\$ 528	\$ 720	\$ (192)
Janitorial Service	\$ 12,300	\$ 12,300	\$ 11,795	\$ 505
Amenity Access	\$ 27,500	\$ 27,500	\$ 5,500	\$ 22,000
Security Services	\$ 19,800	\$ 19,800	\$ 31,597	\$ (11,797)
Pool Maintenance	\$ 6,000	\$ 6,000	\$ 20,360	\$ (14,360)
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 12,824	\$ (2,824)
Contingency	\$ 7,500	\$ 7,500	\$ 1,530	\$ 5,970
Subtotal Amenity Expenditures	\$ 156,920	\$ 156,920	\$ 159,943	\$ (3,023)
Total Operations & Maintenance	\$ 428,875	\$ 428,875	\$ 408,643	\$ 20,232
Total Expenditures	\$ 563,979	\$ 563,979	\$ 514,180	\$ 49,800
Excess (Deficiency) of Revenues over Expenditures	\$ 33,571	\$ 33,571	\$ 89,559	\$ (43,610)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (33,571)	\$ (33,571)	\$ -	\$ 33,571
Total Other Financing Sources/(Uses)	\$ (33,571)	\$ (33,571)	\$ -	\$ 33,571
Net Change in Fund Balance	\$ -		\$ 89,559	
Fund Balance - Beginning	\$ -		\$ 95,296	
Fund Balance - Ending	\$ -		\$ 184,855	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2020 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - A1	\$ 442,500	\$ 442,500	\$ 447,040	\$ 4,540
Assessments - A2	\$ 71,200	\$ 71,200	\$ 71,931	\$ 731
Interest	\$ -	\$ -	\$ 24,407	\$ 24,407
Total Revenues	\$ 513,700	\$ 513,700	\$ 543,378	\$ 29,678
Expenditures:				
Series 2020 A1				
Interest - 11/1	\$ 142,350	\$ 142,350	\$ 142,350	\$ -
Principal - 5/1	\$ 155,000	\$ 155,000	\$ 155,000	\$ -
Interest - 5/1	\$ 142,350	\$ 142,350	\$ 142,350	\$ -
Series 2020 A2				
Interest - 11/1	\$ 23,278	\$ 23,278	\$ 23,278	\$ -
Principal - 5/1	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Interest - 5/1	\$ 23,278	\$ 23,278	\$ 23,278	\$ -
Total Expenditures	\$ 506,256	\$ 506,256	\$ 506,256	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,444	\$ 7,444	\$ 37,121	\$ 29,678
Fund Balance - Beginning	\$ 174,292		\$ 448,508	
Fund Balance - Ending	\$ 181,736		\$ 485,629	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments	\$ 511,731	\$ 511,731	\$ 438,604	\$ (73,127)
Interest	\$ -	\$ -	\$ 31,784	\$ 31,784
Total Revenues	\$ 511,731	\$ 511,731	\$ 470,388	\$ (41,343)
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	\$ 125,000	\$ 105,000	\$ 20,000
Interest - 5/1	\$ 193,419	\$ 193,419	\$ 163,578	\$ 29,841
Total Expenditures	\$ 511,838	\$ 511,838	\$ 1,656,997	\$ (1,145,159)
Excess (Deficiency) of Revenues over Expenditures	\$ (107)	\$ (107)	\$ (1,186,609)	\$ 1,103,816
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)		\$ (1,403,272)	
Fund Balance - Beginning	\$ 148,346		\$ 1,845,336	
Fund Balance - Ending	\$ 148,240		\$ 442,064	

Cypress Park Estates
Community Development District
Capital Projects Fund Series 2020 A1 & A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 205	\$ 205
Total Revenues	\$ -	\$ -	\$ 205	\$ 205
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 36,070	\$ (36,070)
Miscellaneous	\$ -	\$ -	\$ 366	\$ (366)
Total Expenditures	\$ -	\$ -	\$ 36,436	\$ (36,070)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (36,231)	\$ 36,275
Fund Balance - Beginning	\$ -		\$ 43,345	
Fund Balance - Ending	\$ -		\$ 7,114	

Cypress Park Estates

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues</u>				
Developer Contribution Phase 2	\$ -	\$ -	\$ 419	\$ 419
Interest	\$ -	\$ -	\$ 2,216	\$ 2,216
Total Revenues	\$ -	\$ -	\$ 2,635	\$ 2,635
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 391,427	\$ (391,427)
Total Expenditures	\$ -	\$ -	\$ 391,427	\$ (391,427)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (388,792)	\$ 610,725
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 216,663	\$ 216,663
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 216,663	\$ 216,663
Net Change in Fund Balance	\$ -	\$ -	\$ (172,129)	
Fund Balance - Beginning	\$ -		\$ 172,543	
Fund Balance - Ending	\$ -		\$ 414	

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	\$ 7,019	\$ 61,574	\$ 2,034	\$ 2,670	\$ 23	\$ -	\$ -	\$ 603,679
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 60
Total Revenues	\$ -	\$ 4,286	\$ 435,812	\$ 82,015	\$ 8,248	\$ 7,019	\$ 61,604	\$ 2,064	\$ 2,670	\$ 23	\$ -	\$ -	\$ 603,739
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 2,800
Engineer Fees	\$ 642	\$ 113	\$ 31	\$ 150	\$ -	\$ 75	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,161
Attorney Fees	\$ 3,070	\$ 566	\$ 232	\$ 1,065	\$ 1,268	\$ 1,032	\$ 2,581	\$ 608	\$ 155	\$ 1,247	\$ 114	\$ 76	\$ 12,012
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 7,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,100
Assessment Adminstration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 1,083	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 7,500
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ 1,350
Trustee Fees	\$ 4,034	\$ -	\$ 6,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,344	\$ -	\$ -	\$ -	\$ 12,113
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 40,124
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 81	\$ 64	\$ 21	\$ 273	\$ 22	\$ 11	\$ 102	\$ 46	\$ 462	\$ 658	\$ 20	\$ 26	\$ 1,786
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Copies	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 4
Legal Advertising	\$ -	\$ -	\$ 661	\$ -	\$ -	\$ -	\$ 393	\$ -	\$ -	\$ 2,982	\$ -	\$ 378	\$ 4,414
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 38	\$ 42	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41	\$ 484
Office Supplies	\$ 1	\$ 3	\$ 0	\$ -	\$ 3	\$ 1	\$ 1	\$ 3	\$ 1	\$ 1	\$ 3	\$ 1	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 24,817	\$ 5,862	\$ 11,896	\$ 6,303	\$ 12,615	\$ 5,337	\$ 8,244	\$ 4,874	\$ 6,180	\$ 9,904	\$ 4,807	\$ 4,700	\$ 105,537

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 14,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,786
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	16,695
Landscape Maintenance	\$ 3,368	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	109,309
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Street Tree Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,292	\$ 1,292	\$ 1,291	\$ 1,075	\$ 1,273	\$ 1,273	\$ 1,500	\$ 1,598	\$ 1,706	\$ 1,740	\$ 1,740	\$ 1,740	17,520
Electric	\$ 602	\$ 333	\$ 729	\$ 602	\$ 690	\$ 492	\$ 1,240	\$ 477	\$ 939	\$ 907	\$ 959	\$ 945	8,914
Water & Sewer	\$ 21,086	\$ -	\$ 12,602	\$ 5,058	\$ 5,310	\$ 5,440	\$ 3,271	\$ 3,254	\$ 2,337	\$ 1,102	\$ 1,056	\$ 1,941	62,457
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 423	\$ 75	\$ -	\$ -	\$ 1,274	\$ -	\$ -	\$ -	\$ 307	\$ 166	\$ 178	\$ 284	2,708
Fountain Maintenance	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	1,800
General Repairs & Maintenance	\$ -	\$ 754	\$ 380	\$ 506	\$ 1,067	\$ -	\$ 1,190	\$ -	\$ 450	\$ 295	\$ -	\$ -	4,642
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,621	\$ -	\$ -	\$ -	\$ 2,249	\$ -	9,870
Subtotal Field Expenditures	\$ 43,098	\$ 13,625	\$ 26,173	\$ 18,414	\$ 20,787	\$ 18,377	\$ 25,994	\$ 16,501	\$ 16,912	\$ 15,382	\$ 17,354	\$ 16,082	\$ 248,700
Amenity Expenditures													
Amenity - Electric	\$ 1,485	\$ 1,555	\$ 1,716	\$ 1,646	\$ 1,658	\$ 1,554	\$ 1,391	\$ 1,081	\$ 1,121	\$ 909	\$ 1,030	\$ 1,358	16,504
Amenity - Water	\$ 8,824	\$ -	\$ 2,697	\$ 1,436	\$ 415	\$ 267	\$ 187	\$ 126	\$ 2,458	\$ 2,827	\$ 1,624	\$ -	20,860
Playground Lease	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	37,164
Internet	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 100	\$ 100	1,090
Pest Control	\$ 280	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	720
Janitorial Service	\$ 775	\$ 915	\$ 875	\$ 1,045	\$ 975	\$ 1,135	\$ 995	\$ 975	\$ 995	\$ 1,095	\$ 975	\$ 1,040	11,795
Amenity Access	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	5,500
Security Services	\$ 5,352	\$ 2,895	\$ 2,818	\$ 2,325	\$ 2,363	\$ 2,591	\$ 2,363	\$ 1,680	\$ 2,818	\$ -	\$ 4,612	\$ 1,779	31,597
Pool Maintenance	\$ 1,950	\$ 1,910	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	20,360
Amenity Repairs & Maintenance	\$ 3,891	\$ 1,121	\$ 496	\$ 1,213	\$ (469)	\$ 1,634	\$ -	\$ 2,864	\$ -	\$ 1,002	\$ -	\$ 1,073	12,824
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 280	\$ -	\$ -	\$ -	\$ -	1,530
Subtotal Amenity Expenditures	\$ 26,241	\$ 12,121	\$ 13,978	\$ 12,540	\$ 10,318	\$ 12,557	\$ 11,562	\$ 12,382	\$ 12,769	\$ 11,209	\$ 13,628	\$ 10,637	\$ 159,943
Total Operations & Maintenance	\$ 69,339	\$ 25,747	\$ 40,151	\$ 30,954	\$ 31,104	\$ 30,934	\$ 37,557	\$ 28,883	\$ 29,682	\$ 26,591	\$ 30,982	\$ 26,719	\$ 408,643
Total Expenditures	\$ 94,156	\$ 31,608	\$ 52,047	\$ 37,257	\$ 43,719	\$ 36,271	\$ 45,801	\$ 33,757	\$ 35,861	\$ 36,496	\$ 35,789	\$ 31,419	\$ 514,180
Excess (Deficiency) of Revenues over Expenditures	\$ (94,156)	\$ (27,322)	\$ 383,765	\$ 44,758	\$ (35,471)	\$ (29,252)	\$ 15,803	\$ (31,693)	\$ (33,192)	\$ (36,473)	\$ (35,789)	\$ (31,419)	\$ 89,559
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (94,156)	\$ (27,322)	\$ 383,765	\$ 44,758	\$ (35,471)	\$ (29,252)	\$ 15,803	\$ (31,693)	\$ (33,192)	\$ (36,473)	\$ (35,789)	\$ (31,419)	\$ 89,559

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)
Less: Principal Payment - 5/1/24		(\$155,000)
Current Bonds Outstanding		\$7,310,000

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)
Less: Principal Payment - 5/1/24		(\$20,000)
Current Bonds Outstanding		\$1,125,000

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)
Less: Principal Payment - 5/1/24		(\$105,000)
Current Bonds Outstanding		\$6,445,000

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					
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					
3/12/24	02/01-02/29/24	\$ 18,709.73	\$ (187.06)	\$ (370.45)	\$ -	\$ 18,152.22	\$ 7,018.80	\$ 5,197.59	\$ 836.32	\$ 5,099.51	\$ 18,152.22					
4/10/24	03/01-03/31/24	\$ 162,493.16	\$ -	\$ (3,249.86)	\$ -	\$ 159,243.30	\$ 61,573.54	\$ 45,596.73	\$ 7,336.71	\$ 44,736.32	\$ 159,243.30					
5/20/24	05/01-05/31/24	\$ -	\$ -	\$ -	\$ 451.95	\$ 451.95	\$ 174.75	\$ 129.41	\$ 20.82	\$ 126.97	\$ 451.95					
5/31/24	05/01-05/31/24	\$ 4,906.45	\$ -	\$ (98.13)	\$ -	\$ 4,808.32	\$ 1,859.21	\$ 1,376.78	\$ 221.53	\$ 1,350.80	\$ 4,808.32					
6/20/24	05/01-05/31/24	\$ 2,325.80	\$ -	\$ (46.52)	\$ -	\$ 2,279.28	\$ 881.32	\$ 652.63	\$ 105.01	\$ 640.32	\$ 2,279.28					
6/28/24	06/03-06/09/24	\$ 4,719.36	\$ -	\$ (94.39)	\$ -	\$ 4,624.97	\$ 1,788.31	\$ 1,324.28	\$ 213.08	\$ 1,299.30	\$ 4,624.97					
7/25/24	04/01-06/30/24	\$ -	\$ -	\$ -	\$ 58.68	\$ 58.68	\$ 22.69	\$ 16.80	\$ 2.70	\$ 16.49	\$ 58.68					
Total		\$ 1,649,035.80	\$ (56,175.07)	\$ (32,117.76)	\$ 510.63	\$ 1,561,253.60	\$ 603,679.45	\$ 447,039.58	\$ 71,930.63	\$ 438,603.94	\$ 1,561,253.60					

101.03% Net Percent Collected
0 Balance Remaining to Collect