

Cypress Park Estates
Community Development District

Proposed Budget
FY 2026



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Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ 762,566	\$ 718,285	\$ 44,281	\$ 762,566	\$ 844,768
Interest Income	\$ -	\$ 3,763	\$ 8,400	\$ 12,163	\$ 6,081
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -

Total Revenues	\$ 762,566	\$ 722,048	\$ 52,681	\$ 774,729	\$ 850,850
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Expenditures

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,200	\$ 6,000	\$ 7,200	\$ 12,000
Employer FICA Expense	\$ -	\$ 31	\$ 459	\$ 490	\$ 918
Engineer Fees	\$ 10,000	\$ 175	\$ 5,000	\$ 5,175	\$ 10,000
Attorney Fees	\$ 25,000	\$ 10,711	\$ 15,400	\$ 26,111	\$ 25,000
Annual Audit	\$ 7,500	\$ 7,200	\$ -	\$ 7,200	\$ 7,500
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Dissemination	\$ 7,350	\$ 3,675	\$ 3,678	\$ 7,353	\$ 7,574
Arbitrage	\$ 1,350	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Trustee Fees	\$ 12,120	\$ 10,769	\$ 1,351	\$ 12,120	\$ 13,332
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 500	\$ 497	\$ 250	\$ 747	\$ 500
Insurance	\$ 6,817	\$ 6,631	\$ -	\$ 6,631	\$ 8,810
Copies	\$ 100	\$ 62	\$ 50	\$ 112	\$ 100
Legal Advertising	\$ 2,000	\$ 1,359	\$ 1,000	\$ 2,359	\$ 2,000
Other Current Charges	\$ 1,000	\$ 302	\$ 500	\$ 802	\$ 1,000
Office Supplies	\$ 50	\$ 8	\$ 25	\$ 33	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 139,677	\$ 73,334	\$ 58,238	\$ 131,572	\$ 145,635
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ 16,708	\$ 16,628	\$ -	\$ 16,628	\$ 17,958
Field Management	\$ 20,000	\$ 10,001	\$ 10,000	\$ 20,001	\$ 20,600
Landscape Maintenance	\$ 128,870	\$ 57,786	\$ 57,786	\$ 115,572	\$ 135,500
Landscape Replacement	\$ 25,000	\$ -	\$ 12,500	\$ 12,500	\$ 45,000
Streetlights	\$ 35,000	\$ 10,513	\$ 10,800	\$ 21,313	\$ 25,000
Electric	\$ 13,068	\$ 6,033	\$ 6,000	\$ 12,033	\$ 13,300
Water & Sewer	\$ 82,000	\$ 17,574	\$ 19,200	\$ 36,774	\$ 41,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 850	\$ 3,000	\$ 3,850	\$ 6,000
Fountain Maintenance	\$ 1,800	\$ 600	\$ 1,200	\$ 1,800	\$ 1,800
General Repairs & Maintenance	\$ 15,000	\$ 3,194	\$ 7,500	\$ 10,694	\$ 35,000
Contingency	\$ 10,000	\$ 870	\$ 5,000	\$ 5,870	\$ 7,500

Subtotal Field Expenditures	\$ 355,946	\$ 124,049	\$ 134,236	\$ 258,285	\$ 351,158
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Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 24,684	\$ 10,768	\$ 10,800	\$ 21,568	\$ 25,000
Amenity - Water	\$ 22,416	\$ 8,436	\$ 10,200	\$ 18,636	\$ 20,500
Playground Lease	\$ 37,164	\$ 17,525	\$ 18,582	\$ 36,107	\$ 36,107
Internet	\$ 2,500	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Pest Control	\$ 720	\$ 440	\$ 280	\$ 720	\$ 4,708
Janitorial Service	\$ 14,705	\$ 4,975	\$ 7,245	\$ 12,220	\$ 14,705
Amenity Management	\$ 12,500	\$ 6,250	\$ 6,250	\$ 12,500	\$ 12,875
Security Services	\$ 36,054	\$ 12,939	\$ 17,500	\$ 30,439	\$ 36,054
Pool Maintenance	\$ 23,700	\$ 7,745	\$ 15,200	\$ 22,945	\$ 24,408
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 11,000
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,699	\$ 5,000	\$ 8,699	\$ 10,000
Contingency	\$ 7,500	\$ 1,685	\$ 3,750	\$ 5,435	\$ 7,500
Subtotal Amenity Expenditures	\$ 191,943	\$ 75,062	\$ 95,407	\$ 170,469	\$ 204,057
Total Operations & Maintenance	\$ 547,889	\$ 199,110	\$ 229,643	\$ 428,753	\$ 555,215
<u>Other Expenditures</u>					
Capital Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 150,000
Total Other Expenditures	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 150,000
Total Expenditures	\$ 762,566	\$ 347,445	\$ 287,881	\$ 635,326	\$ 850,850
Excess Revenues/(Expenditures)	\$ -	\$ 374,603	\$ (235,200)	\$ 139,403	\$ -

Net Assessments	\$ 844,768
Add: Discounts & Collections 7%	\$63,585
Gross Assessments	<u>\$908,353</u>
Assessable Units	703
Per Unit Gross Assessment	<u>\$1,292.11</u>
FY25 Per Unit Gross Assessments	<u>\$1,166.38</u>
Increase	<u>\$125.73</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	354.00	354	1.00	\$425,388	\$1,202	\$1,292
Phase 2	178.00	178	1.00	\$213,896	\$1,202	\$1,292
Phase 3	171.00	171	1.00	\$205,484	\$1,202	\$1,292
703.00	703			\$844,768		

Cypress Park Estates Community Development District General Fund Budget

REVENUES:

Assessments

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

Interest Income

Represents interest earned on excess funds invested with Bank United.

EXPENDITURES:

Administrative:

Supervisor Fees

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

Employer FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks

Engineer Fees

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

Attorney Fees

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

Annual Audit

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

Assessment Administration

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

Cypress Park Estates

Community Development District

General Fund Budget

Dissemination

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

Arbitrage

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Cypress Park Estates Community Development District General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

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

Streetlights

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

Electric

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

Water & Sewer

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

Address	Monthly Amount	Annual Amount
5150 E Johnson Ave	\$2,450	\$29,400
4701 Baker Dairy Rd	\$187	\$2,244
4975 Baker Dairy Rd	\$460	\$5,520
290 Bottle Brush Drive	\$45	\$540
959 Sabal Point	\$180	\$2,160
Contingency		\$1,136
		<u>\$41,000</u>

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

Fountain Maintenance

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

General Repairs & Maintenance

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

Contingency

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

Cypress Park Estates Community Development District General Fund Budget

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Address	Monthly Amount	Annual Amount
1209 Tupelo Trail (Irrigation)	\$1,500	\$18,000
Contingency		\$2,500
		\$20,500

Playground Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Amenity Management

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

Security Services

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

Pool Maintenance

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

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

Holiday Décor

Represents the estimated costs of adding holiday décor to the districts monuments.

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenditures:

Capital Reserves

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

Cypress Park Estates

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Carry Forward Surplus	\$ 33,571	\$ -	\$ -	\$ -	\$ 33,136
Interest	\$ -	\$ 91	\$ 545	\$ 636	\$ 2,813
Total Revenues	\$ 33,571	\$ 91	\$ 545	\$ 636	\$ 35,949
<u>Expenditures</u>					
Special Projects	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Holiday Decorations	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Chair Lift Replacement	\$ 10,500	\$ -	\$ 10,500	\$ 10,500	\$ -
Playground Shade	\$ 32,000	\$ -	\$ 32,000	\$ 32,000	\$ -
Contingency	\$ -	\$ 15	\$ (15)	\$ -	\$ -
Total Expenditures	\$ 52,500	\$ 15	\$ 42,485	\$ 42,500	\$ 75,000
<u>Other Financing Sources/(Uses)</u>					
Transfer In	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 150,000
Total Other Financing Sources/(Uses)	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 150,000
Excess Revenues/(Expenditures)	\$ 56,071	\$ 75,076	\$ (41,940)	\$ 33,136	\$ 110,949

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-1

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments - 2020 A1	\$ 442,500	\$ 416,805	\$ 25,695	\$ 442,500	\$ 442,500
Interest Income	\$ -	\$ 9,059	\$ 4,529	\$ 13,588	\$ 6,794
Carry Forward Surplus	\$ -	\$ 416,190	\$ -	\$ 416,190	\$ 431,647
Total Revenues	\$ 442,500	\$ 842,054	\$ 30,224	\$ 872,278	\$ 880,941
Expenditures					
Series 2020A-1					
Interest - 11/1	\$ 140,316	\$ 140,316	\$ -	\$ 140,316	\$ 138,216
Principal - 5/1	\$ 160,000	\$ -	\$ 160,000	\$ 160,000	\$ 165,000
Interest - 5/1	\$ 140,316	\$ -	\$ 140,316	\$ 140,316	\$ 138,216
Total Expenditures	\$ 440,631	\$ 140,316	\$ 300,316	\$ 440,631	\$ 441,431
Excess Revenues/(Expenditures)	\$ 1,869	\$ 701,738	\$ (270,091)	\$ 431,647	\$ 439,509

*Carry forward less amount in Reserve funds.

Series 2020 A-1	
Interest- 11/1/26	\$135,534
Total	\$135,534

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

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

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

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-2

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments - 2020 A2	\$ 71,200	\$ 67,066	\$ 4,134	\$ 71,200	\$ 71,200
Interest Income	\$ -	\$ 1,531	\$ 765	\$ 2,296	\$ 1,148
Carry Forward Surplus	\$ -	\$ 70,579	\$ -	\$ 70,579	\$ 73,318
Total Revenues	\$ 71,200	\$ 139,175	\$ 4,900	\$ 144,074	\$ 145,666
Expenditures					
Series 2020A-2					
Interest- 11/1	\$ 22,878	\$ 22,878	\$ -	\$ 22,878	\$ 22,378
Principal - 5/1	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
Interest - 5/1	\$ 22,878	\$ -	\$ 22,878	\$ 22,878	\$ 22,378
Total Expenditures	\$ 70,756	\$ 22,878	\$ 47,878	\$ 70,756	\$ 69,756
Excess Revenues/(Expenditures)	\$ 444	\$ 116,297	\$ (42,979)	\$ 73,318	\$ 75,910

*Carry forward less amount in Reserve funds.

Series 2020 A-2	
Interest - 11/1/26	\$21,878
Total	\$21,878

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

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

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

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 434,150	\$ 408,940	\$ 25,210	\$ 434,150	\$ 434,150
Interest Income	\$ 13,000	\$ 9,018	\$ 2,255	\$ 11,273	\$ 5,636
Carry Forward Surplus	\$ -	\$ 226,365	\$ -	\$ 226,365	\$ 239,225
Total Revenues	\$ 447,150	\$ 644,323	\$ 27,465	\$ 671,788	\$ 679,011
Expenditures					
Series 2022					
Interest - 11/1	\$ 161,281	\$ 161,281	\$ -	\$ 161,281	\$ 158,875
Principal - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 161,281	\$ -	\$ 161,281	\$ 161,281	\$ 158,875
Total Expenditures	\$ 432,563	\$ 161,281	\$ 271,281	\$ 432,563	\$ 432,750
Excess Revenues/(Expenditures)	\$ 14,588	\$ 483,042	\$ (243,817)	\$ 239,225	\$ 246,261

*Carry forward less amount in Reserve funds.

Series 2022	
Interest - 11/1/26	\$156,359
Total	\$156,359

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

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

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