

*Cypress Park Estates
Community Development District*

Meeting Agenda

May 12, 2025

AGENDA

Cypress Park Estates

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

May 5, 2025

Board of Supervisors Cypress Park Estates Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Cypress Park Estates Community Development District** will be held **Monday, May 12, 2025** from **6:30 PM to 8:00 PM** at the **Lake Eva Event Center (Conference Room), 799 Johns Avenue, Haines City, Florida 33844**.

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

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

Meeting ID: 821 3122 6228

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Organizational Matters
 - A. Consideration of Appointment to Fill Vacant Board Seat #5
 - B. Administration of Oath to Newly Appointed Supervisor
 - C. Consideration of Resolution 2025-08 Electing Officers
4. Approval of Minutes of the April 22, 2025 Board of Supervisors Meeting
5. Items Pertaining to Fiscal Year 2025/2026 Budget Adoption
 - A. Discussion and Summary Regarding Potential District Projects in Relation to the District's Budget
 - i. Pool Furniture Summary of Options
 - ii. Playground Shade Options
 - iii. Pool Shade Options
 - B. Consideration of Resolution 2025-09 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (Suggested Date: August 26, 2025) **(Option A)**
 - C. Consideration of Resolution 2025-09 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (Suggested Date: August 26, 2025) **(Option B)**
6. Discussion Regarding Processing of Supervisor Payments (*requested by Supervisor Keen*)
7. Presentation and Acceptance of Letter of Resignation from District Engineer
8. Request for Authorization to Issue RFQ for District Engineering Services

9. Appointment of Audit Committee
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - i. Discussion Regarding Phase 3 Entrance Power and Solar Light Options
 - ii. Discussion Regarding Concerns in Open Field Area
 - iii. Consideration of Proposal for Hydro Lift
 - D. District Manager's Report
 - i. Presentation of Number of Registered Voters—562
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

SECTION III

SECTION C

RESOLUTION 2025-08

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>
Assistant Secretary	<u>Monica Virgen</u>

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

PASSED AND ADOPTED this 12th day of May 2025.

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, April 22, 2025** at 11:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Steve Rosser	Chairman
Alan Metzger	Vice Chairman
Kristina Bolen	Assistant Secretary
Allan Keen	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Jill Burns	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Maria Perez	Park Square Homes
Achal Aggarwal	Park Square Homes
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 11:30 a.m. and called the roll. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen asked for any public comments on agenda items.

Kelly Mercado (Resident) asked for the minutes to be written in Spanish, residents are unaware of the meetings, and there are security issues at the pool and speeding and road rage issues.

Claudia Hernandez (1293 Tupelo) stated there have been issues with fast drivers throughout the neighborhood and she would like speed bumps to be added. She added she was not in favor of the mailbox shade structure and would like to have security at the playground. She reiterated the number of security issues at the pool.

Steven Madina (Resident) reiterated the security issues at the pool and the speeding throughout the neighborhood. He noted there have been residents littering at the mailbox area.

Mr. Wisenbeck (1165 Tupelo) reiterated the security issues at the pool and speeding throughout the neighborhood.

Jocelyn (624 Silver Palm Drive) asked for upgrades be added to the Amenity Center.

Christine Cosme (2160 Pigeon Plum) stated there have been people smoking in the playground area. She added there have been residents going off the sidewalks into the pool through neighbors' yards.

Ms. Virgen noted if the residents see individuals hop the fence to the pool, they should call law enforcement. Ms. Burns added they have security cameras that are turned off during the day and monitored at night that lets individuals know if they do not leave, the cops will be called. Resident (Kelly Mercado) stated the security officers often do not do their job and suggested switching security companies.

Ms. Burns stated they will send out a reminder to all residents reminding them to not leave the gate to the pool open and other pool rules.

ADDED - Organizational Matters

A. Appointment of Individual to Fill Board Vacancy in Seat #5

Ms. Virgen stated there is a vacancy in Seat 5 and the Board can appoint a new member. She added Achal Aggarwal has shown interest and allowed him to introduce himself.

Mr. Aggarwal noted he is currently serving in three other CDDs and is a part of 31 HOAs. He is highly experienced with homeowner issues is also a builder. He believes adding a builder to the Board will allow them to look at the projects through a builder's lenses.

Ms. Bolen stated she is worried with adding Mr. Aggarwal, the residents will be outnumbered.

Maria Perez stated she would like to run for Seat 5. She added she is also serving on another CDD Board, and believes it is not a problem. Mr. Keen made a motion to appoint Ms. Perez to Seat 5.

On MOTION by Mr. Keen and seconded by Mr. Rosser, with Mr. Keen and Mr. Rosser in favor and Ms. Bolen and Mr. Metzger opposed, Appointing Maria Perez to Fill Seat 5, failed 2-2.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 6, 2025 Board of Supervisors Meeting

Ms. Virgen presented the minutes from the February 6, 2025 Landowner's meeting and Board of Supervisors meeting.

On MOTION by Ms. Bolen, seconded by Mr. Keen, with all in favor, the Minutes of the February 6, 2025 Landowners' Meeting and Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05
Appointing an Assistant Secretary**

Ms. Virgen stated this resolution appoints herself as an Assistant Secretary. This will allow her to sign documents on behalf of the District.

On MOTION by Ms. Bolen, seconded by Mr. Keen, with all in favor, Resolution 2025-05 Appointing Ms. Virgen as an Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06
Declaring Series 2020 Assessment Area 1
Project Complete**

Ms. Rinaldi presented the resolution and stated this is required per the Trust Indenture of the bonds. She noted the District engineer has attached a letter of completion. The cost of competition exceeded the amount that was in the construction account.

Ms. Bolen stated on Page 60 there was a box asking if they had taken an oath, and the box was not checked. She asked for that to be reviewed.

Ms. Rinaldi stated for the Assessment Area 1 project it was \$7,770,000 and for the Area 2 project, it was \$1,185,000. Ms. Burns added the Master Assessment Methodology set the cap on the amount the debt can be, but the debt assessment can be different for everyone. She stated if residents have questions on their tax bill, they can call her office and ask.

On MOTION by Mr. Metzger, seconded by Ms. Bolen, with all in favor, Resolution 2025-06 Declaring Series 2020 Assessment Area 1 Project Complete, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Declaring Series 2020 Assessment Area 2
Project Complete**

Ms. Virgen asked for a motion to approve.

On MOTION by Mr. Metzger, seconded by Ms. Bolen, with all in favor, Resolution 2025-07 Declaring Series Assessment Area 2 Project Complete, was approved.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Installation of
Speeding Deterrents in the Community
*requested by Supervisor Bolen***

Ms. Virgen stated Ms. Bolen and residents of the community showed concern for the speeding across District property. She added this allows the Board to look at options to slow residents down, such as speed bumps in the community. She noted if they would like speed bumps in the community, they would need to go through the engineer to determine how much they would cost and where they are allowed to put the speed bumps. Once the engineer conducts his search, the county will have to conduct a traffic watch before they can add them.

Ms. Burns stated adding speed bumps is expensive and the Board should expect a high number. She encouraged residents to call the city and explain their complaints to encourage them to look at the area.

Ms. Bolen stated she would like to move forward with calling the city to monitor CDD roads.

Ms. Virgen stated they have received confirmation from two Board members stating they will attend the next Board meeting; however they need a third. Ms. Virgen reviewed the cost of each meeting site: Lake Eva costs \$75 and the event center was \$150. She added District counsel is not available for May 19th, so they will hold it on May 12th.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi stated the Florida Legislative Commission started last month and will run through the beginning of May. Her firm will be closely monitoring and legislatives that will affect them. She noted the goals and objectives may be repealed and they are looking to increase the

means of sovereign immunity. She reminded the Board of the required ethics training that is due by the end of the year.

B. Engineer

The District Engineer is not on the line today as there was nothing engineering related.

C. Field Manager's Report

Mr. Tindall reviewed the Field Managers Report. He stated the facility is overall being maintained. He noted there was an issue with the gate that might have been caused from someone hopping it but has since been fixed. For landscaping, only a few areas are being touched up. He is still waiting on more information on the mailbox area shade. He noted there are chairs and tables missing at the pool missing and presented the proposals.

i. Consideration of Proposals for Shade Structure at Pool and Playground Areas (*to be provided under separate cover*)

Mr. Tindall suggested the Board go with a 30 x 30 structure for the playground area. He noted if they choose a bigger structure originally, they will not have to pay the cost of expansion if they ever wish it to be larger. He added it will be between \$27,000 and \$30,000 for each shade. He believes it will take around 3 months to add a shade. He noted there will be plants that will need to be moved in order for this structure to fit. Mr. Tindall then reviewed landscape proposals and asked for a motion to approve E1 and E2 on the Field Summary report.

On MOTION by Mr. Metzger, seconded by Ms. Bolen, with all in favor, Landscape Proposal Items E1 and E2, were approved.

D. District Manager's Report**i. Approval of Check Register**

Ms. Virgen presented the check register and offered to take any questions. Mr. Keen asked if the payment that was made to Grau & Associates on the 19th was an annual payment and how often District counsel fees are counted. Ms. Virgen noted that was for their annual audit from Grau & Associates and counsel fees are based on hourly rates. Mr. Metzger stated he appreciated the help from GMS with financials.

On MOTION by Ms. Bolen, seconded by Mr. Metzger, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen noted the financial statements are included in the package for review. No action is necessary from the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Metzger stated there is over \$100,000 in HOA funds that are not being utilized and believes it should help pay for expenses.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Virgen asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

<i>Item</i>	<i>Pool Furniture - individual pricing</i>	<u>Notes / Specs</u>		<u>Price</u>
A1	Small Table - 20"	Round. Matches existing. Price as for each	~	\$144.00
A2	Large Dining Table - 42"	Round. Matches existing. Price as for each	~	\$474.00
A3	Standard chair	Matches existing: Granite frame. Mesh color " <i>Madras tweed surf</i> "	~	\$265.00
A4	Chaise lounge, armless	Matches existing: Granite frame. Mesh color " <i>Madras tweed surf</i> "	~	\$483.00
A5	Delivery/setup		~	\$300.00
A6	Current Quantities at pool	x12 small tables x2 Large tables x8 chairs x34 chaise lounge	~	~
A7	Pool Maximum Occupancy	115 persons		

<i>Item</i>	<i>Pool Furniture - Sample orders</i>	<u>Quantities</u>		<u>Price</u>
B1	Patio Showcase	x10 Chaise lounge		\$4,830.00
B2	Patio Showcase	x20 Chaise lounge		\$9,660.00
B3	Patio Showcase	x2 Large Table x8 Regular Chairs		\$2,120.00
B4	Patio Showcase	x1 Large Table x4 Chairs x10 Chaise Lounge		\$6,364.00
B5	Patio Showcase	x35 Chaise lounge		\$16,905.00
B6	Patio Showcase	x50 Chaise lounge		\$24,150.00
B7	Patio Showcase	Delivery		\$300.00

SECTION 2



TRUST — *the* — EXPERTS

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



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



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Cypress Park Estates CDD Shade



Date	Estimate #
4/21/2025	42196

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

Ship To
675 Silver Palm Drive Haines City, Florida 33844



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to: 1. Install a 30x30x12 Hip Shade over existing play structure 2. provide eng dwgs			
	SHADE STRUCTURE			
CSSD	Custom Shade Design RD303012 SG , (config 100719)	1	12,479.60	12,479.60
CLR	Colors:			0.00
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
Shipping	Combined Shipping and Freight Charges	1	1,184.40	1,184.40
	RAW MATERIALS			
RBAR5	No. 5 Rebar	300	1.75	525.00
RMC	Ready Mix Concrete 2500 PSI MIN	10	195.00	1,950.00
LBR	Labor and Installation	1	9,110.00	9,110.00
ISPERMIT	PERMIT - STATE OF FLORIDA	1	1,500.00	1,500.00

AGREED AND ACCEPTED:

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

Signature

Name / Title

Date

Subtotal: \$27,589.00

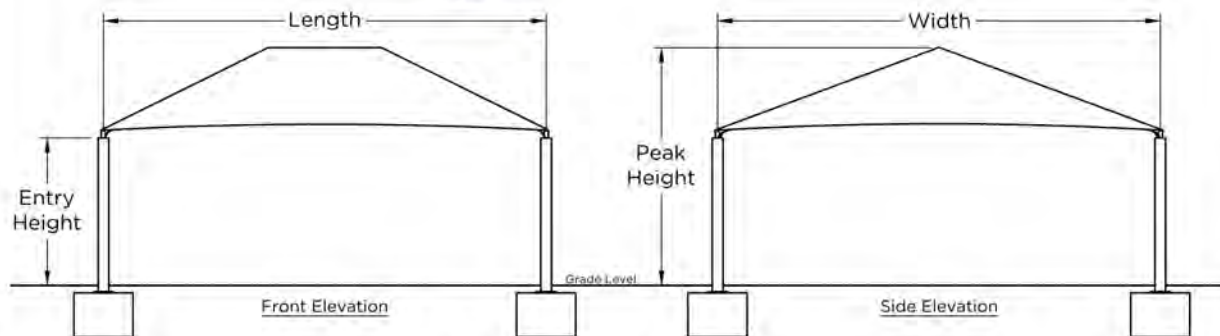
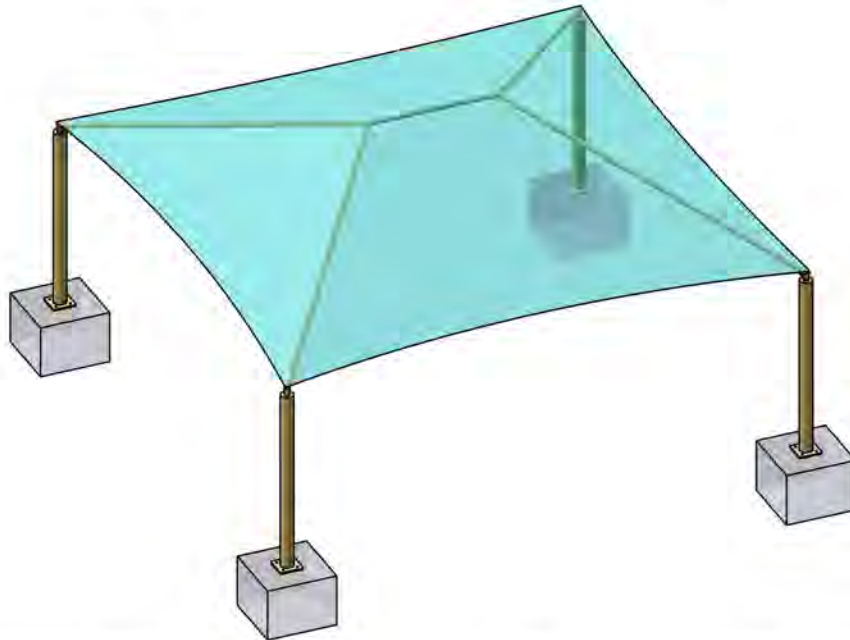
Sales Tax: (7.5%) \$0.00

Total: \$27,589.00

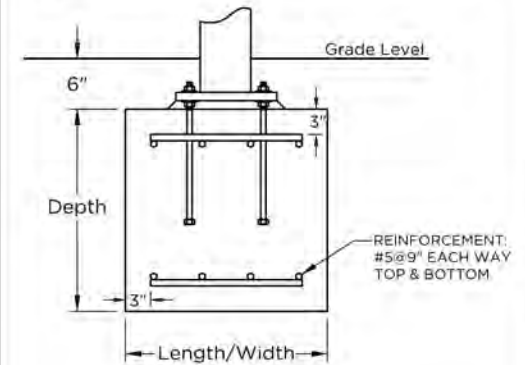
Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for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

Hip Shade

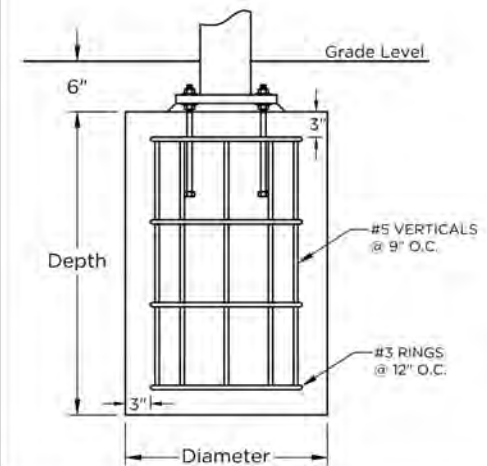
Length	30'	Width	30'	Entry Height	12'
Peak Height	17.55'	Elbow	Glide	Column Mount	Base Plate
Column Size	Ø6.6" Sch-40	Rafter Size	Ø5.0" 11-Ga	Ridge Size	Ø5.0" 11-Ga
Column Length	12.5'	Rafter Length	19.56'	Ridge Length	7.5'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	4.18	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	5.95	N/A



SuperiorShade

QUOTE

100719

SHADE SIZE

30 X 30

SHADE STYLE

Hip Shade

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

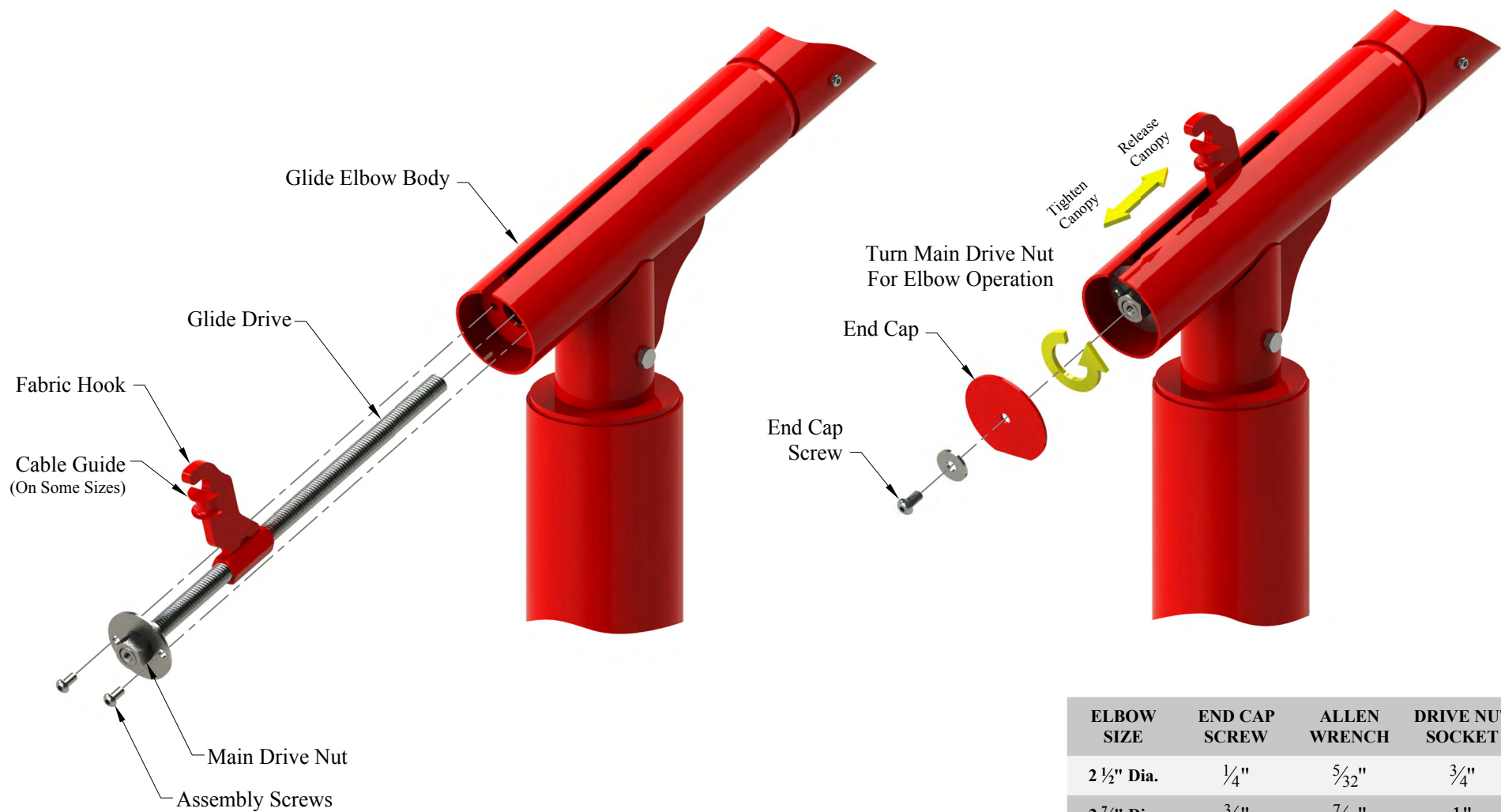
The Superior Shade Glide Elbow

(Patent Pending)

Assembly and Operation



Shade



ELBOW SIZE	END CAP SCREW	ALLEN WRENCH	DRIVE NUT SOCKET
2 1/2" Dia.	1/4"	5/32"	3/4"
2 7/8" Dia.	3/8"	7/32"	1"
3 1/2" Dia.	3/8"	7/32"	1 1/8"
5" Dia.	3/8"	7/32"	1 1/8"

Color Options

Frame

Gloss



Matte, Textured, or Metallic



Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant FR.



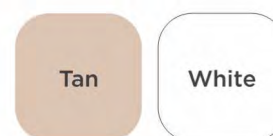
Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



SHADE

BY SUPERIOR RECREATIONAL PRODUCTS

Shade Structure Material Specifications

FABRIC SPECIFICATIONS

- Shade fabric is made of UV stabilized cloth manufactured by ALNET or approved equal.
- The high density polyethylene material shall be manufactured with tensioned fabric structures in mind.
- The fabric knit is to be made using monofilament and tape filler which has a weight of 9.38 to 10.32 oz. sq. yd. Material to be Rachel-knitted to ensure material will not unravel if cut.
- Burst strength of 828 lbf (ASTM 3786).
- Cloth meets fire resistance tests as follows:

Alnet Extra Block: California State Fire Marshall Reg. #F-93501

Others: NFPA 701-99 (Test Method 2) and ASTM E-84

FABRIC PROPERTIES

STRETCH	STENTORED
Tear Tests (lbs/ft)	WARP 44.8 WEFT 44
Burst Tests (lbs ft)	828
Fabric Weight (oz/sqFT)	avg 1.02 to 1.07
Fabric Width	9'-10"
Roll Length	150'
Roll Size	63" x 16.5"
Weight	120 lbs.
Life Expectancy	10 years
Fading	Minimum fading after 6 years, 3 years for red and yellow
Temperature	-77 degrees
Maximum Temperature	+167 degrees

Continued on Page 2

- Shade protection and UV screen protection factors are as follows:

SHADE PROTECTION AND UV BLOCK OUT

Color	Shade Cover	UVR Block Out
True Blue	93%	89%
Beige	97%	87%
Forest Green	96%	94%
Sun Blaze	94%	91%
Silver	95%	93%
Black	98%	97%
River Gum Green	95%	92%
Sky Blue	95%	94%
Navy Blue	96%	95%
Turquoise	94%	94%
Yellow	76%	94%
Cream	74%	92%

THREAD

- Shall be 100% expanded PTFE fiber which carries a 10 year warranty that is high strength and low shrinkage.
- Shall have a wide temperature and humidity range.
- Abrasion resistant and UV radiation immunity.
- Shall be unaffected by non-hydrocarbon based cleaning agents, acid rain, mildew, chlorine, saltwater, and pollution.
- Lockstitch thread – 1200 Denier or equal.
- Chain stitch thread – 2400 Denier or equal.

STEEL TUBING

- All fabricated steel must be in accordance with approved shop drawings and calculations.
- All steel is cleaned, degreased or etched to ensure proper adhesion of Superdurable powder coat in accordance with manufacturer's specifications.
- All Steel used on this project needs to be new and accompanied by the mill certificates if requested. Structural steel tubing up to 5"-7 gauge shall be galvanized per Allied Steel FLO-COAT specifications. Schedule 40 black pipe fabrications shall be sand-blasted and primed as described below.
- All non-hollow structural shapes comply with ASTM A-36, unless otherwise noted.
- All hollow structural steel shapes shall be cold formed HSS ASTM A-53 grade C, unless otherwise noted.
- Plate products shall comply with ASTM A-36.

SUPERDURABLE POWDER COATING & PRIMING

- All non-galvanized steel shade to be sand-blasted and primed prior to Superdurable powder coating using reclaimable blast media in a mixture of GL50 & GL80 Steel Grit.
- All non-galvanized steel must be coated with rust inhibiting primer prior to applying the Superdurable powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp. E396-GR1372 epoxy Superdurable powder coating semi-gloss smooth zinc rich primer.

- Welds shall be primed with rust inhibiting primer prior to applying the Superdurable powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp E396-GR1372 epoxy Superdurable powder coating semi-gloss smooth zinc rich primer.
- All steel parts shall be coated for rust protection and finished with a minimum 3.5 mil thick UV-inhibited weather resistant Superdurable powder coating.
- Powder used in the Superdurable powder coat process shall have the following characteristics:

CHARACTERISTICS

N.3.1	Specific Gravity	1.68+/-0.05
N.3.2	Theoretical Coverage	114+/- 4 ft 2/lb/mil
N.3.3	Mass Loss During Cure	<1%
N.3.4	Maximum Storage Temperature	75° F

- Superdurable powder coating shall meet the following tests:

TESTS

ASTM	Gloss at 60 Degree	85-95
HOI TM 10.219	PCI Powder Smoothness	7
ASTM D2454-91	Over-Bake Resistance Time	200%
ASTM D3363-92A	Pencil Hardness	H-2H
ASTM D2794-93	Dir/Rev Impact, Gardner	140/140 in/lbs
ASTM D3359-95B	Adhesion, Cross Hatch	5B Pass
ASTM D522-93A	Flexibility Mandrel	¼" dia. No fracture
ASTM B117-95	Salt Spray	1,000 hours
UL DtoV2	Organic Coating Steel Enclosures, Elect Eq.	Recognized

- Application criteria:

APPLICATION CRITERIA

N.5.1	Electrostatic Spray Cold	Substrate:0.032 in. CRS
N.5.2	Cure Schedule	10 minutes at 400° F
N.5.3	Pretreatment	Bonderite 1000
N.5.4	Film Thickness	3.5 Mils

WELDING

- All shop welds shall be executed in accordance with the latest edition of the American Welding Society Specifications.
- Welding procedures shall comply in accordance with the AWS D1.1-AWS Structural Welding Code-Steel.
- All welds to be performed by a certified welder. All welds shall be continuous where length is not given, unless otherwise shown or noted on drawings.
- All welds shall develop the full strength of the weaker member. All welds shall be made using E70xx.035 wire.
- Shop connections shall be welded unless noted otherwise. Field connections shall be indicated on the drawings. Field welded connections are not acceptable.
- All fillet welds shall be a minimum of ¼" unless otherwise noted.
- All steel shall be welded shut at terminations to prevent internal leakage.

- Internal weld sleeving is not acceptable.
- On-site welding of any component is not acceptable.

SEWING

- On-site sewing of a fabric will not be accepted.
- All corners shall be reinforced with extra non-tear cloth and strap to distribute the load.
- The perimeters that contain the cables shall be double lock stitched.

INSTALLATION HARDWARE

- Bolt and fastening hardware shall be determined based on calculated engineering loads.
- All bolts shall comply with SAE-J429 (Grade 8) or ASTM A325 (Grade BD). All nuts shall comply with ASTM F-594, alloy Group 1 or 2.
- Upon request, Stainless Steel hardware shall comply with ASTM A-304.
- 1/4" galvanized wire rope shall be 7x19 strand with a breaking strength of 7,000 lbs. for shades generally under 575 sq. ft. unless requested larger by the customer. For shades over 575 sq. ft., cable shall be 5/16" with a breaking strength of 9,800 lbs. Upon request, 1/4" Stainless Steel wire rope shall be 7x19 strand with a breaking strength of 6,400 lbs. 5/16" Stainless Steel wire rope shall be 7/19 strand with a breaking strength of 9,000 lbs.
- All fittings required for proper securing of the cable are hot dipped galvanized.

CONCRETE

- Concrete work shall be executed in accordance with the latest edition of American Concrete Building Code ACI 318 unless specified by the governing municipality.
- Concrete specifications shall comply in accordance with, and detailed as per plans as follows:
 1. 28 Days Strength $F'_c = 2500$ psi
 2. Aggregate: HR
 3. Slump: 3-5
 4. Portland Cement shall conform to C-150
 5. Aggregate shall conform to ASTM C-33
- All reinforcement shall conform to ASTM A-615 grade 60.
- Reinforcing steel shall be detailed, fabricated and placed in accordance with the latest ACI Detailing Manual and manual of Standard Practice.
- Whenever daily ambient temperatures are below 80° Fahrenheit, the contractor may have mix accelerators and hot water added at the batch plant (see table).

- The contractor shall not pour any concrete when daily ambient temperature is below 55° Fahrenheit.

TEMPERATE

Temperature Range	% Accelerator	Type Accelerator
75-80°	1%	High Early (non calcium)
70-75°	2%	High Early (non calcium)
Below 70°	3%	High Early (non calcium)

FOOTINGS

- All anchor bolts set in new concrete shall be ASTM A-307, or ASTM F-1554 if specified by engineer.
- All anchor bolts shall be zinc plated unless specified otherwise.
- Footing shall be placed in accordance with and conform to engineered specifications and drawings.

Shade Warranty

GENERAL CONDITIONS

The warranty set forth shall be the purchaser's sole and exclusive warranty. All warranties below are effective from the date of delivery by Superior Shade, its subsidiaries, or agents. Superior Shade reserves the right to repair or replace any item covered by this warranty.

- This warranty will be void if the structures are not paid for in full. The warranty is void if the structures are not installed in strict compliance with the manufacturer specifications.
- Purchaser shall notify Superior Shade or its agent in writing detailing any defect for which a warranty claim is being made.
- Superior Shade shall not in any event be liable for indirect, special, consequential or liquidated damages.
- Superior Shade specifically denies the implied warranties of fitness for a particular purpose and merchantability.
- The warranty is void if any changes, modifications, additions or attachments are made to the structures or fabric without the written consent of the manufacturer.
- No signs, objects, ornaments, fans, lights, fixtures or decorations may be hung from the top part of the structure, unless specifically designed and engineered by the manufacturer. These items may interfere with the fabric causing the warranty to be voided.
- 1 year limited warranty on all moving parts and any item not specifically listed above.

THREAD

Thread shall be 100% expanded PTFE fiber that is high strength and low shrinkage, which carries a 10 year warranty. This warranties that the sewing thread will be free from defects in material and workmanship and will not be damaged by exposure to sunlight, weather and water. All other warranties disclaimed.

FABRIC

Superior Shade fabrics carry a ten-year limited manufacturer's warranty from the date of delivery against failure from significant fading*, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, Superior Shade will manufacture and ship a new fabric at no charge for the first six years, thereafter pro-rated at 18% per annum over the last four years.

**The colors Red and Yellow are warranted against significant fading for only two years.*

If the corners of the fabric are equipped with both holes in the fabric corner PLUS reinforcing straps, BOTH the strap and fabric hole must be placed over each corner hook or the fabric warranty is void.

Fabric curtains, valences or flat vertical panels are not covered under the warranty.

Fabric is not warranted where it is installed on a structure that is not engineered and built by Superior Shade or its agents.

This warranty shall be void if damage to or failure to the shade structure is caused by contact with chemicals, chlorine, bleaching agents, hydrocarbons or hydrocarbon containing solvents, misuse, vandalism or any act of God, including but not limited to wind in excess of the wind limitations set forth below.

All fabric tops are warranted for sustained winds up to 76mph (hurricane force 1) and for gusts of up to 3 seconds duration up to 90mph. Removal of the shade fabric is required if damaging winds are called for. Damage due to snow and/or ice accumulation is not covered by this warranty. Canopies should be removed during the "off season".

These structures have been designed to eliminate any friction between the rafters and the fabric. The warranty will, therefore, be voided if any modification (temporary or permanent) is made to the rafter, cross pieces or ridge beams, or if the fastening apparatus is not secured accordingly.

Superior Shade reserves the right, in cases where certain fabric colors have been discontinued, to offer the customer a choice of available colors to replace the warranted fabric of the discontinued color. The company does not warrant that any particular color will be available for any period of time and reserves the right to discontinue any color for any reason it may determine, without recourse by the owner of the discontinued fabric color.

STEEL STRUCTURE

The structural steel frames are covered for a period of twenty years against failure due to rust-through corrosion under normal environmental conditions. Workmanship is warranted for a period of five years.

Structures are warranted for winds up to 90 mph only if shade canopies have been removed as per requirement set forth above in the fabric paragraph. Removal and re-installation must be performed by a qualified person or authorized dealer following the instructions in APPENDIX A below.

This steel warranty shall be void if damage to the steel frame is caused by the installer or from physical damage, damage by salt spray or sprinkler systems, contact with chemicals, chlorine, pollution, misuse, vandalism, or any act of God.

SUPERDURABLE POWDER COAT FINISH

The limited warranty for powder coating provides for the following after a five year exposure period when applied according to the recommendations listed on the product's technical data sheet and appropriate surface preparation has been utilized.

- The coatings shall retain their original color with a ΔE of < 7.5 units for high chroma colors, (Yellows, Reds, Oranges, Etc.) and a ΔE of < 5.0 units for low chroma colors, when tested in accordance with ASTM D 2244.
- The coating shall retain a minimum of 50% of its original gloss level after washing, when tested in accordance with ASTM D 523.
- The coating shall exhibit chalking no worse than a numerical rating of 6, when evaluated in accordance with ASTM D 659-80.

ACTS OF NATURE

This warranty does not cover natural disasters, such as earthquakes, shifts of terrain, or tornadoes. If the structure is installed in an area exposed to hurricanes, removal of the shade fabric is required when a hurricane warning is issued.

Appendix A: Proper Care, Maintenance, and Safe Removal of the Shade Canopy

AVOID

SNOW, ICE, AND HIGH WINDS: Remove the canopy in winter conditions as ice and snow loads are not covered by the warranty. The same goes for winds in excess of hurricane force 1.

SHARP OBJECTS: Always avoid dragging the fabric across surfaces, etc. Roll or fold the fabric and carry it. Avoid sharp objects, bolts, snags, and other protrusions including mounting hardware.

OBSTRUCTIONS: Keep foliage, such as tree limbs, shrubbery, and bushes, trimmed back and away from fabric at least three to four feet.

SOURCES OF HEAT: Avoid contact with heat sources such as hot lights, torches, and avoid using grills, etc. under the fabric.

CLEANING THE FABRIC

The fabric itself is generally maintenance free with the exception of necessary removal due to weather or seasonal requirements. The fabric does not harbor mildew or mold, but residues such as tree sap, leaves, bird droppings, dust and dirt may need to be

removed. To clean the fabric, use water and mild soap. A soft mop or soft broom may also be used. Cleaners that do not contain hydrocarbons, solvents, bleach or ammonia may be used. Use of solvents, hydrocarbons, bleach, and ammonia type cleaners will void the fabric warranty. A pressure washer may be used if necessary using a wide-spray nozzle.

CABLES AND HARDWARE

It is recommended that the cables be replaced every 3 to 4 years or if corrosion is visible, whichever comes first. The cable ends must be wrapped with tape to secure any wires; thus, preventing the wires from tearing the fabric. Taping must be done when removing old cable as well as when installing new cable. Clamps should be replaced when the cable is replaced. If the cable appears slack on a still day (no wind), immediately have the cable and clamps re-tightened by a qualified person. The cable should not be slack.

GLIDE ELBOW™

Lubricate Glide Elbows™ annually and before operating. A waterproof grease is recommended such as a lithium-based grease or anti-seize thread lubricant.

STORAGE

Fabric must be stored in a clean, dry place free from snags, sharp edges, etcetera. The storage area must be rodent-free. Wrap all hardware fittings with rags or some other protector, as they can damage the fabric.

UNINSTALLING THE SHADE CANOPY

NECESSARY CARE: It is important to take necessary care when handling the fabric during removal and installation to prevent damage to the fabric as well as SAFE control of the fabric in a breeze or wind. The fabric is tough and engineered for use as a shade, but it can tear or cut when or if pulled over a snag or sharp item; it can puncture from bolts or other protruding objects; and it can melt from objects such as like cigarettes, matches, hot torch tips, sparks and the like. In addition, care must be exercised to avoid the fabric hooks after the fabric is unhooked from the elbow corners and sides of the structure where there are intermediate supports. It is best to wrap any connected mounting hardware to prevent it from harming the fabric.

PROPER AND SAFE: Based on the size of the canopy, several persons may be needed to properly and safely handle the fabric during the uninstalling process. You will need several commercial ladders or other means to work safely at heights such as scissor lifts, etc. It is advised that you pad the post side of the ladder and tie the ladder to the post. The pad is to protect the post finish. Also keep in mind that every 100 square feet of fabric (10' X 10') weighs approximately five pounds; a large canopy can get heavy fast. For proper control of the fabric, read below. It is best to remove the fabric on a still day. Do not attempt to remove the canopy in strong or gusty winds.

REMOVAL OF THE CANOPY: Do not attempt to remove the canopy in strong or gusty winds.

STANDARD ELBOWS: For shade structures with Standard Elbows, loosen the turnbuckle several turns in order to put enough slack in the cable to allow the fabric and cable to unhook from all the elbow hooks. Attach 3/8" or larger ropes to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables from each corner.

On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. It may help to wrap the rope around a column to help hold it from getting caught in the wind. Fold the fabric back away from the hooks. Now it will be necessary to remove the cable clamps to allow the cable to be free from the structure and the turnbuckle. If the cable ends are frayed, wrap them with tape. It is usually not necessary nor is it recommended that the cable be removed from the canopy. With a person on each rope, starting at the windy side, gently pull the canopy down in between the framework of the structure. The side away from the wind can be guided with the ropes toward the persons pulling the canopy down.

It is important when reinstalling the canopy, that it is put back in its original orientation to the structure. Starting at the turnbuckle corner, the fabric and cable corners should be returned to their original positions.

GLIDE ELBOWS: For shade structures with Glide Elbows, remove the protective covers from the ends of the glide elbows. Then, using the proper wrench, turn the hex nuts on the end of the Glide Elbow to run the glide hooks to their top most position. Do not loosen the cable clamps, leave the cable intact. Attach 3/8" ropes to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the wind and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables. On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. Fold the fabric back away from the hooks. It is a good idea to put the Glide Elbow protective covers back in place. With Glide Elbow installations it is not necessary to loosen or remove the cable clamps nor to remove the cable from the canopy. If the cable ends are frayed, wrap them with tape.

When uninstalling the canopy, mark or identify the corner of origin in such a way that when reinstalling the canopy, it is put back in its original orientation to the structure. The fabric and cable corners should be returned to their original positions when reinstalling the canopy. The cable and fabric should tighten properly when the glide elbows are adjusted down into their tension positions.

SHADE SAILS WITH FANS: For shade sails equipped with fans, loosen the adjustable threaded rod several turns in order to put enough slack in the cable to allow the shackle pin to be removed (do not remove the pins until the fabric corners have been secured with ropes). Attach 3/8" or larger ropes to each corner of the fabric and fan before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the shackle from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the shackles and lower the fabric and cable to the ground.

REINSTALLING HINTS

Using the same rope technique, install from the windy side (if it is breezy) making sure to secure these ropes to the posts. Then, throw the remaining corner ropes over the structure and gently pull the canopy into position. The cables and fabric corners can now be fastened on the hooks (and cable guides if so equipped). Next reinstall the clamps if applicable and tightened the cable with the turnbuckle or the Glide Elbows. Do not attempt to install the canopy in strong or gusty winds.



QUOTE: R0321254091

Bill To:

Cypress Park Estates CDD
219 East Livingston St
Orlando, FL 32801

Project Name & Location:

Prepared by:

Playworx Playsets, LLC

8014 Cumming Hwy Ste 403 #313
Canton, GA 30115 USA
786-750-3332 (phone)
kristine@playworx.com

Ship To Address:

Cypress Park
675 Silver Palm Dr
Haines City, FL 33844

End User:

Cypress Park
675 Silver Palm Dr
Haines City, FL 33844

Quote Number: R0321254091
Quote Date: 4/21/2025
Valid For: 30 Days From Quote Date

Parts By Other

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
Custom 30x30x10 Shade		1	0.00	0.00	12,173.00	12,173.00
Shade Installation	Shade Installation 30x30x10	1	0.00	0.00	14,465.00	14,465.00
Engineered Drawings	Signed and Sealed Drawings	1	0.00	0.00	1,000.00	1,000.00
Permit Fees	Permit Fees	1	0.00	0.00	1,500.00	1,500.00

Totals:

Equipment Weight: 0.00 lbs
Equipment Volume: 0.00 ft³
Equipment List: \$0.00
Discount Amount: -\$0.00
Products Subtotal: \$0.00
Products by Other: \$29,138.00
PBO Freight: \$876.00
Installation: \$0.00
Freight: \$0.00 Code: Needed
Estimated Sales Tax*: \$0.00
Grand Total: \$30,014.00

Pricing is for a standard 30x30x10 Shade.

-Shade heights will need to be verified

-Shade post locations will need to be verified

-This Estimate does not include limited access charges. If less than an 8' clearance for machinery additional charges may incur.

Make Purchase Orders Out To:
Playworx Playsets, LLC
Remit Purchase Orders To:
8014 Cumming Hwy Ste 403 #313
Canton , GA 30115 USA
786-750-3332 (phone)
kristine@playworx.com

Make Checks Payable To:
Playworx Playsets, LLC
Remit Checks To:
8014 Cumming Hwy Ste 403 #313
Canton , GA 30115 USA

NOTE:

* Applicable sales taxes will be confirmed once order and any tax certificates are received

† Denotes drop ship item.

Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation.

Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.

If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.

The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

COMMENTS:

This playground contains 10.88% recycled content

This playground qualifies for 1 LEED point(s)

This Quote shall not become a binding contract until signed and delivered by both Customer and Playworx Playsets, LLC. Sales Representative is not authorized to sign this Quote on behalf of PPLT or Customer, and signed Quotes cannot be accepted from Sales Representative. To submit this offer, please sign below and forward a complete signed copy of this Quote directly to kristine@playworx.com. Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer (with copy to Sales Representative) via fax or e mail.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by PPLT. Payment terms are 50% down upon order placement and 50% down upon project completion. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense.

CUSTOMER hereby submits its offer to purchase the Equipment ACCORDING TO THE terms stated in this quote AND subject to final approval BY PPLT.

Submitted By

Printed Name and Title

Date

The foregoing Quote and OFFER ARE hereby approved and accepted by Playworx playsets, LLC.

By: _____

Date: _____

ADDITIONAL TERMS & CONDITIONS OF SALE

1. Use & Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.
2. Default, Remedies & Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment, and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.
3. Limitation of Warranty/ Indemnity. PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.
4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.
5. Purchase Money Security Interest. Customer hereby grants, pledges and assigns to PPLT, and PPLT hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all of Customer's obligations hereunder. Customer agrees that PPLT may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.
6. Choice of Law and Jurisdiction. All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without

reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7. Title; Risk of Loss; Insurance. PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

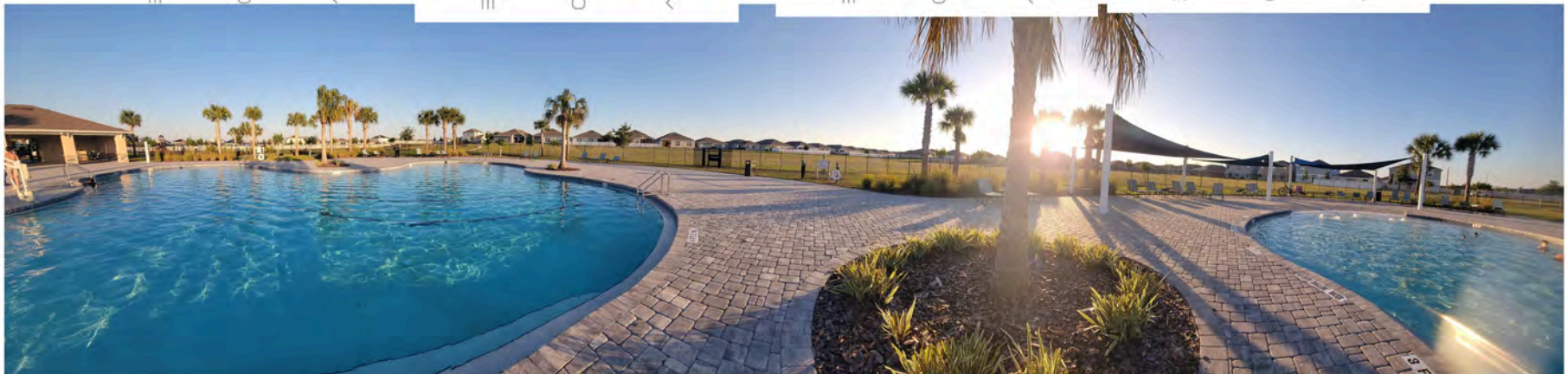
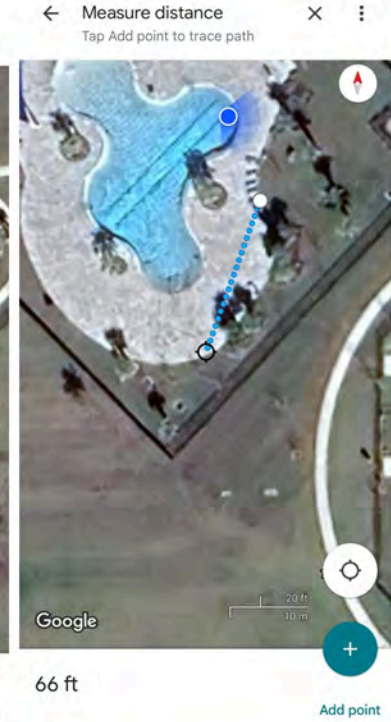
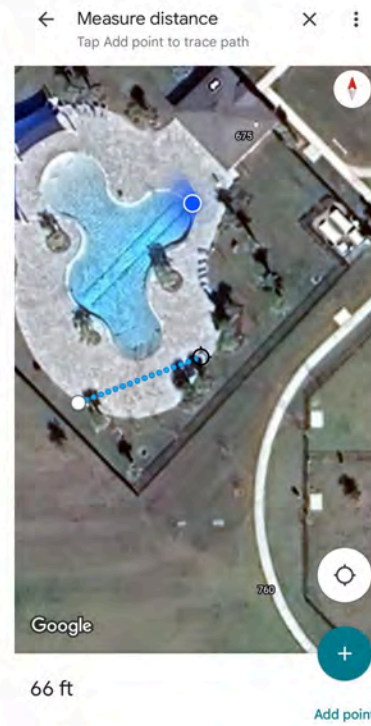
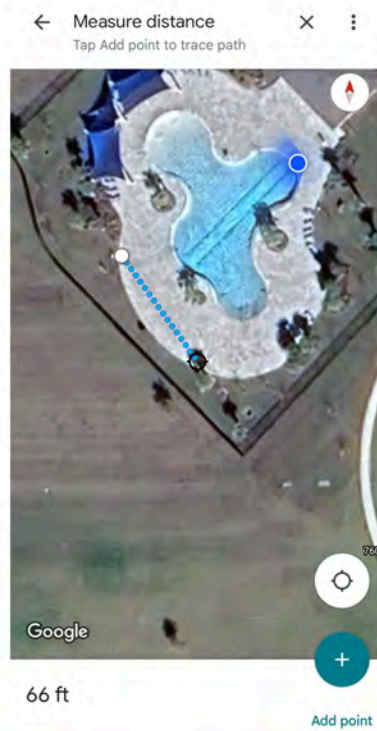
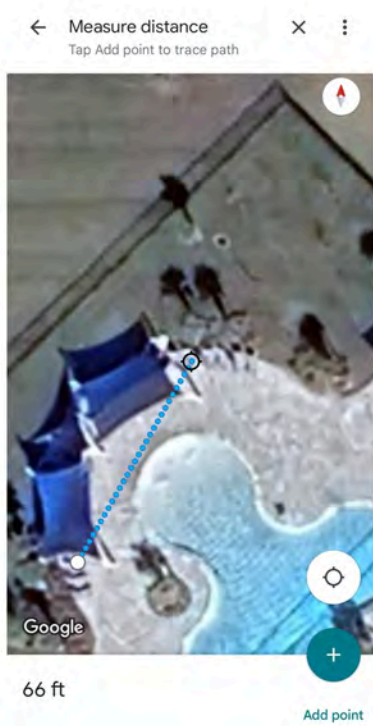
8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

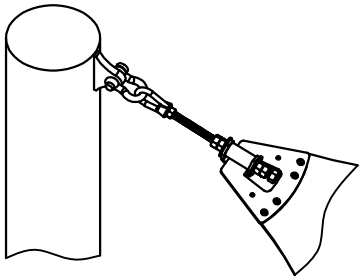
9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.

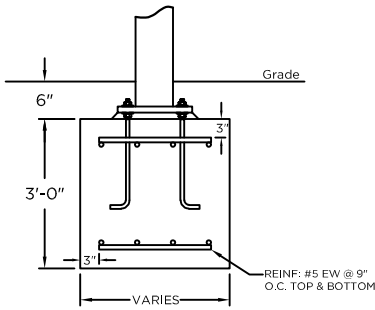
SECTION 3

Cypress Park Estates CDD
Pool Shade Placement Considerations





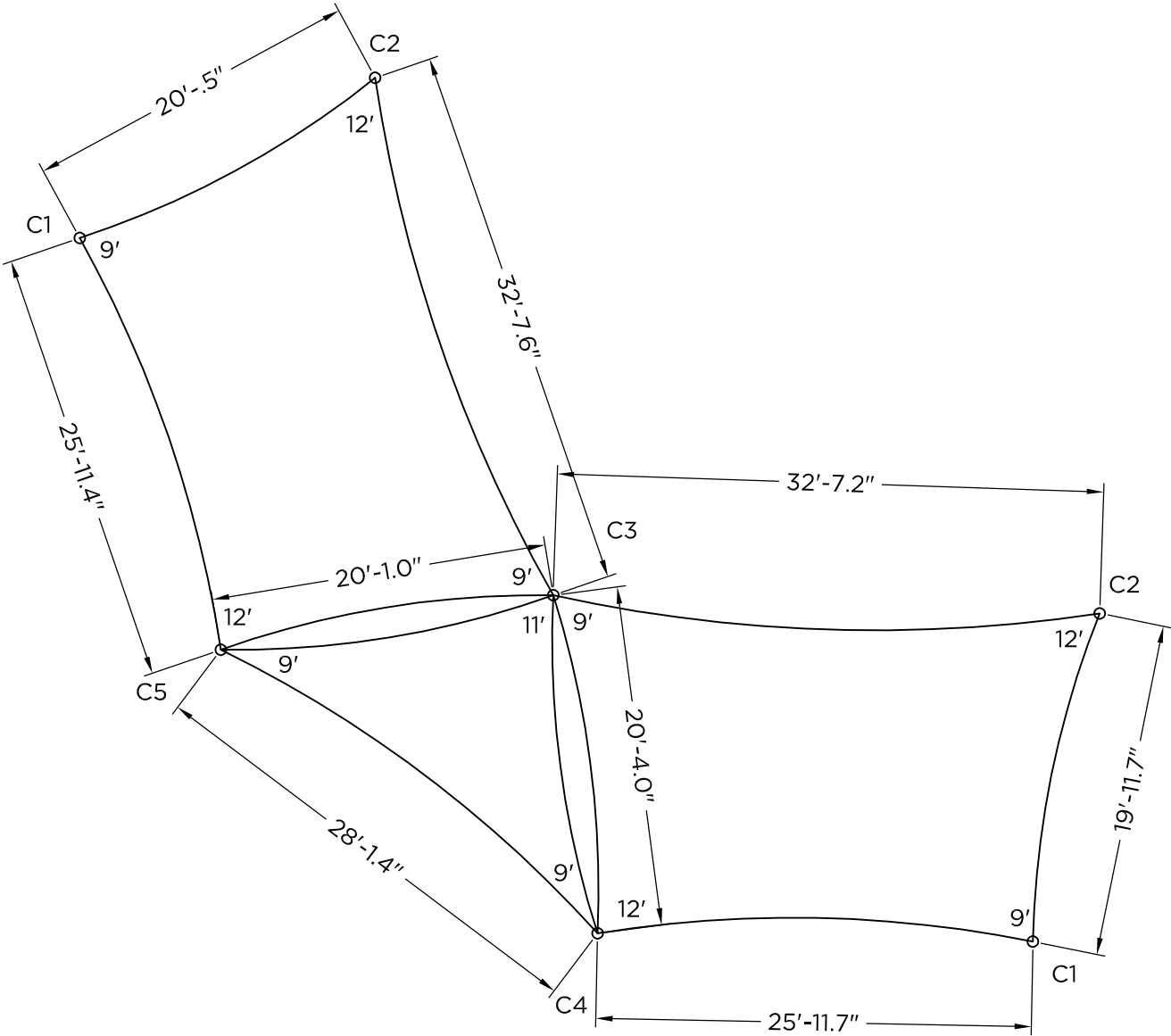
Fabric Connection



Footer Detail

FOUNDATION NOTE: ALL FOUNDATION SIZES ARE ESTIMATIONS ONLY ACTUAL SIZING SHOULD BE DETERMINED BY A LOCALLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

Column & Footing Schedule		
Column ID	Column Size	Est. Footing Size
C1	08" Sch. 40	3.5' X 3.5' X 3.0'
C2	08" Sch. 40	3.8' X 3.8' X 3.0'
C3	08" Sch. 40	4.0' X 4.0' X 3.0'
C4	08" Sch. 40	3.8' X 3.8' X 3.0'
C5	08" Sch. 40	3.8' X 3.8' X 3.0'
C6	N/A	N/A
C7	N/A	N/A
C8	N/A	N/A
C9	N/A	N/A
C10	N/A	N/A



SuperiorShade

PROJECT NAME CYPRESS PARK ESTATES		DATE 4/21/2025	DRAWN BY JSJ
QUOTE QUO0304709	TITLE Proposal	SCALE Not to Scale	SHEET 1 of 1

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Superior Recreation Products is not responsible for deviation of final shade dimensions. All final dimensions must be verified in the field by the customer. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request.



Advanced Recreational Concepts, LLC

3127 Skyway Circle # 101
Melbourne, FL 32934

Phone: 321-775-0605 / Fax: 321-242-2216

Proposal

Organization **Governmental Management Services**
219 E. Livingston St
Orlando, FL 32801

Prepared For **Marshall Tindall**
Ship To **Cypress Park Estates**
675 Silver Palm Drive
Haines City, FL 33844

Date **4/22/2025**
Quotation # **26992**
Prepared By **Matt Gagnon**
Payment Terms **50% w/ order/50% @ Completion**
Prices Valid Until **5/21/2025**
Project Name **Sail Shade**

Customer Phone

County **Polk**

Product ID	Description	Qty	U/M	Price	Total
	Custom Shade Design - CANOPIES FOR CUSTOM SAIL SHADE: (1) TRIANGULAR CANOPY TO FIT AN OPENING APPROXIMATELY 20' X 20' X 28' WITH QUICK TENSION AND RELEASE MECHANISMS, CABLES, & CLAMPS. (1) CUSTOM HYPERBOLIC CANOPY TO FIT AN OPENING APPROXIMATELY 20' X 33' X 20' X 26' WITH QUICK TENSION AND RELEASE MECHANISMS, CABLES, & CLAMPS. (1) CUSTOM HYPERBOLIC CANOPY TO FIT AN OPENING APPROXIMATELY 20' X 33' X 20' X 26' WITH QUICK TENSION AND RELEASE MECHANISMS, CABLES, & CLAMPS. FABRIC COLOR: TBD SHIPPING WEIGHT: 195 LBS NOTE: COLUMNS / WALL BRACKETS MUST BE INSTALLED BEFORE FABRIC MEASUREMENTS ARE TAKEN TO ASSURE PROPER FIT. FABRIC DIMENSIONS/SIZE MUST BE PROVIDED TO SRP WITHIN 6 MONTHS OF COLUMN DELIVERY OR SHADE FABRIC WILL BE SUBJECT TO MARKET PRICING.	1		13,045.00	13,045.00T
	Freight - Shade Columns	1		2,710.00	2,710.00
	Freight - Shade Fabric	1		815.00	815.00
	Anchor Hardware and Templates; Includes Steel Plate Template And Hardware For Cast In Place Anchoring System. (Ship In advance)	1		200.00	200.00

100% Financing Available – Flexible Terms
Ask Your ARC Sales Representative For More Information

Subtotal
Sales Tax (7.0%)
Total

Signature _____ Print Name/Title _____ Date _____ P.O. # _____

Upon acceptance of this proposal please sign above and initial the 'ARC Site Preparation Check List' and the 'ARC General Terms and Conditions' exhibits attached. Please return initialed copies to ARC.



Advanced Recreational Concepts, LLC

3127 Skyway Circle # 101
Melbourne, FL 32934

Phone: 321-775-0605 / Fax: 321-242-2216

Proposal

Organization **Governmental Management Services**
219 E. Livingston St
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Prepared For **Marshall Tindall**
Ship To **Cypress Park Estates**
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Prepared By **Matt Gagnon**
Payment Terms **50% w/ order/50% @ Completion**
Prices Valid Until **5/21/2025**
Project Name **Sail Shade**

Customer Phone

County **Polk**

Product ID	Description	Qty	U/M	Price	Total
	Engineering: Sealed Drawings & Fees - Engineering: Sealed Drawings & Fees With Calculations	1		1,500.00	1,500.00
	Custom Shade Design STAINLESS UPGRADE - OPTIONAL ADD TO MAIN PRICE STAINLESS STEEL HARDWARE UPGRADE: ~~~ INCLUDES EXTERNAL EXPOSED HARDWARE. SOME CONNECTIONS/DESIGN CONDITIONS MAY NOT APPLY~~~	1		1,574.00	1,574.00T
				0.00	0.00

100% Financing Available – Flexible Terms
Ask Your ARC Sales Representative For More Information

Subtotal \$38,179.00
Sales Tax (7.0%) \$2,306.78
Total \$40,485.78

Signature _____ Print Name/Title _____ Date _____ P.O. # _____

Upon acceptance of this proposal please sign above and initial the 'ARC Site Preparation Check List' and the 'ARC General Terms and Conditions' exhibits attached. Please return initialed copies to ARC.



3127 Skyway Circle # 101
Melbourne, FL 32934
Phone 1-321-775-0600 Fax 1-321-242-2216
Toll Free - 888-653-7529

PROPOSAL

Date: 4/22/2025

Proposal # 26145

Prepared for: M. Tindall

Payment Terms: 50% w/ order/50% @ Completion

Customer Phone:

Proposal Valid Until: 5/21/2025

Customer Fax:

Organization: Governmental Management Services
219 E. Livingston St
Orlando, FL 32801

Project: Sail Shade
Ship To Cypress Park Estates
675 Silver Palm Drive
Haines City, FL 33844

Sales Rep MTG

Scope of Services:

DESCRIPTION

INSTALLATION IS BASED ON ARC PROPOSAL # 26992

Installation of:

- (1) Custom Shade Structure to include (7) Columns and (3) Hyperbolic Fabrics

(Price includes concrete for footers and necessary rental equipment)

TOTAL: \$31,280.00

Permitting and Administration Fees

TOTAL: \$1,500.00

INCLUSIONS:

Proposal includes the following: labor and insurance in accordance with manufacturer specifications. State of Florida Contractors Licensing.

EXCLUSIONS:

Proposal does not include the following: prevailing wage differences, performance bonds, site damages for sprinkler systems and sod, and access to construction site, additional insurance, union fees, fall height testing, drainage, plans, engineered drawings.

Items to be managed by customer unless otherwise stated in proposal:

- Site security and safety requirements while job is in progress.
- Customer to provide 110 electrical power and water required for proper installation
- All underground utilities be marked prior to installation.
- Provide waste receptacle to accommodate construction debris.
- Provide benchmark for required elevation to be established.
- Complete site preparation , excavation and disposal of spoil.
- Provide required permitting and administration.
- Landscaping.
- Masonry repairs.

Subtotal

Sales Tax (7.0%)

TOTAL

Signature:

Print Name/Title: _____

Date _____ P.O. # _____

The above quotation is based upon site access for heavy equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufacturer's specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforeseen hazards. There will be additional charges incurred to clear the area and/or the abutment hole so that installation can be completed.



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Haines City, FL 33844

Sales Rep MTG

Scope of Services:

DESCRIPTION

PROJECT NOTES:

- Pricing is based on unrestricted access to site for large machinery
- Pricing is based on staging/delivery area being next to installation area
- Pricing is based on offloading of equipment on site and immediate installation
- Customer is responsible for verifying the accuracy of all quantities and dimensions included in this estimate.
- Dumpster to be provided by Play Space Services

*Total Price reflects all portions of the project being accepted. Should any portion of the job not be picked up, a new quote will be generated.

Subtotal \$32,780.00

Sales Tax (7.0%) \$0.00

TOTAL \$32,780.00

Signature: _____ ... Print Name/Title: _____ Date: _____ P.O. # _____

The above quotation is based upon site access for heavy equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufacturer's specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforeseen hazards. There will be additional charges incurred to clear the area and/or the abutment hole so that installation can be completed.

Material Specifications, Warranty, and Policies

Material Specifications

Fabric

- Shade fabric is made of UV stabilized cloth manufactured by Alnet Americas or approved equal
- The high density polyethylene material shall be manufactured with tensioned fabric structures in mind
- The fabric knit is to be made using monofilament and tape filler which has a weight of 9.38 to 10.32 oz. sq. yd. Material to be Rachel-knitted to ensure material will not unravel if cut
- Cloth meets fire resistance tests as follows:

Alnet Americas Extra Block: California State Fire Marshall Reg. #F-93501

Others: NFPA 701-99 (Test Method 2) and ASTM E-84

Fabric Properties

Stretch	Stentored
Tear Tests (lbs/ft)	WARP 44.8 WEFT 44
Burst Tests (lbs ft)	828 lbf (ASTM 3786)
Fabric Weight (oz/sqFT)	Avg 1.02 to 1.07 oz.
Fabric Width	9' 10"
Roll Length	150'
Roll Size	63" x 16 ½"
Weight	120 lbs.
Life Expectancy	10 Years
Fading	Minimum Fading After 6 years, 3 Years for Red and Yellow
Min. Temperature	-77°
Max. Temperature	+167°

Shade Protection and UV Screen Protection Factors

Color	Shade Cover	UVR Block Out
True Blue	93%	89%
Beige	97%	87%
Forest Green	96%	94%
Sun Blaze	94%	91%
Silver	95%	93%
Rivergum Green	88.7%	92.9%
Sky Blue	89%	92.2%
Navy Blue	93.6%	94.4%
Turquoise	86%	91.5%
Yellow	77.6%	95.5%

To view a complete list of fabrics, please reference the Color Options page of our catalog by clicking [here](#).

Thread

- Shall be 100% expanded PTFE fiber that is high strength and low shrinkage
- Shall have a wide temperature and humidity range
- Abrasion resistant and UV radiation immunity
- Shall be unaffected by non-hydrocarbon based cleaning agents, acid rain, mildew, chlorine, saltwater, and pollution
- Lockstitch thread - 1200 Denier or equal
- Chain stitch thread - 2400 Denier or equal

Steel Tubing

- All fabricated steel must be in accordance with approved shop drawings and calculations
- All steel is cleaned, degreased, or etched to ensure proper adhesion of Superdurable powder coat in accordance with manufacturer's specifications
- All Steel used on this project needs to be new and accompanied by the mill certificates if requested. Structural steel tubing up to 5"-7 gauge shall be galvanized per Allied Steel FLO-COAT specifications. Schedule 40 black pipe fabrications shall be sand-blasted and primed as described below
- All non-hollow structural shapes comply with ASTM A-36, unless otherwise noted
- All hollow structural steel shapes shall be cold formed HSS ASTM A-53 grade C, unless otherwise noted
- Plate products shall comply with ASTM A-36

Superdurable Powder Coat and Primer

- All non-galvanized steel shade to be sand-blasted and primed prior to Superdurable powder coating using reclaimable blast media in a mixture of GL50 & GL80 Steel Grit
- All non-galvanized steel must be coated with rust inhibiting primer prior to applying the Superdurable powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp. E396-GR1372 epoxy Superdurable powder coating semi-gloss smooth zinc rich primer
- Welds shall be primed with rust inhibiting primer prior to applying the Superdurable powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp E396-GR1372 epoxy Superdurable powder coating semi-gloss smooth zinc rich primer
- All steel parts shall be coated for rust protection and finished with a minimum 3.5 mil thick UV-inhibited weather resistant Superdurable powder coating

Powder Coat Tests		Results
ASTM	Gloss at 60°	85-95
HOI TM 10.219	PCI Powder Smoothness	7
ASTM D2454-91	Over-Bake Resistance Time	200%
ASTM D3363-92A	Pencil Hardness	H-2H
ASTM D2794-93	Dir/Rev Impact, Gardner	140/140 in/lbs
ASTM D3359-95B	Adhesion, Cross Hatch	5B Pass
ASTM D522-93A	Flexibility Mandrel	¼" dia. No fracture
ASTM B117-95	Salt Spray	1,000 hours
UL DtOV2	Organic Coating Steel Enclosures, Elect Eq.	Recognized

Powder Coat Process Characteristics

N.3.1	Specific Gravity	1.68+/-0.05
N.3.2	Theoretical Coverage	114+/- 4 ft 2/lb/mil
N.3.3	Mass Loss During Cure	<1%
N.3.4	Maximum Storage Temperature	75° F

Application Criteria

N.5.1	Electrostatic Spray Cold	Substrate:0.032 in. CRS
N.5.2	Cure Schedule	10 minutes at 400° F
N.5.3	Pretreatment	Bonderite 1000
N.5.4	Film Thickness	3.5 Mils

Welds

- All shop welds shall be executed in accordance with the latest edition of the American Welding Society Specifications
- Welding procedures shall comply in accordance with the AWS D1.1-AWS Structural Welding Code-Steel
- All welds to be performed by a certified welder. All welds shall be continuous where length is not given, unless otherwise shown or noted on drawings
- All welds shall develop the full strength of the weaker member. All welds shall be made using E70xx.035 wire
- Shop connections shall be welded unless noted otherwise. Field connections shall be indicated on the drawings. Field welded connections are not acceptable
- All fillet welds shall be a minimum of ¼" unless otherwise noted
- All steel shall be welded shut at terminations to prevent internal leakage
- Internal weld sleeving is not acceptable
- On-site welding of any component is not acceptable

Sewing

- On-site sewing of a fabric will not be accepted
- All corners shall be reinforced with extra non-tear cloth and strap to distribute the load
- The perimeters that contain the cables shall be double lock stitched

Installation Hardware

- Bolt and fastening hardware shall be determined based on calculated engineering loads
- All bolts shall comply with SAE-J429 (Grade 8) or ASTM A325 (Grade BD). All nuts shall comply with ASTM F-594, alloy Group 1 or 2
- Upon request, Stainless Steel hardware shall comply with ASTM A-304
- 1/4" galvanized wire rope shall be 7x19 strand with a breaking strength of 7,000 lbs. for shades generally under 575 sq. ft. unless requested larger by the customer. For shades over 575 sq. ft., cable shall be 5/16" with a breaking strength of 9,800 lbs. Upon request, 1/4" Stainless Steel wire rope shall be 7x19 strand with a breaking strength of 6,400 lbs. 5/16" Stainless Steel wire rope shall be 7/19 strand with a breaking strength of 9,000 lbs.
- All fittings required for proper securing of the cable are hot dipped galvanized

Concrete

- Concrete work shall be executed in accordance with the latest edition of American Concrete Building Code ACI 318 unless specified by the governing municipality
- Concrete specifications shall comply in accordance with, and detailed as, per plans as follows:
 1. 28 Days Strength F'c = 2500 psi
 2. Aggregate: HR
 3. Slump: 3-5
 4. Portland Cement shall conform to C-150

CONCRETE CONTINUED ON NEXT PAGE

5. Aggregate shall conform to ASTM C-33

- All reinforcement shall conform to ASTM A-615 grade 60
- Reinforcing steel shall be detailed, fabricated and placed in accordance with the latest ACI Detailing Manual and manual of Standard Practice
- Whenever daily ambient temperatures are below 80° F, the contractor may have mix accelerators and hot water added at the batch plant (see table)
- The contractor shall not pour any concrete when daily ambient temperature is below 55° F

Concrete Temperate Chart

Temperature Range	% Accelerator	Type Accelerator
75-80°	1%	High Early (non calcium)
70-75°	2%	High Early (non calcium)
Below 70°	3%	High Early (non calcium)

Footings

- All anchor bolts set in new concrete shall be ASTM A-307, or ASTM F-1554 if specified by engineer
- All anchor bolts shall be zinc plated unless specified otherwise
- Footing shall be placed in accordance with and conform to engineered specifications and drawings

Shade Warranty

Superior Recreational Products (SRP) warrants that its product will be free from defects in materials and workmanship as well as maintain structural integrity for the periods listed below from the date of invoice and once SRP has been paid in full. This warranty is in effect only if the product has been assembled and installed strictly in accordance with the setup instructions provided by SRP, good construction practices, general maintenance and care is provided as per instructions in the customer packet, and has been subjected only to normal use and exposure. Product should be maintained per the instructions given at time of delivery.

LW Lifetime* Warranty on stainless steel hardware

20 20-Year Limited Warranty on framework

10 10-Year Limited Warranty on fabric

5 5-Year Limited Warranty on powder coat

1 1-Year Limited Warranty on cables

1 1-Year Limited Warranty on materials not above

The Limited Warranty excludes abnormal conditions, contingent liability, cosmetic defects such as scratches, dents, marring, stripping, peeling, or fading; damage due to incorrect installation, vandalism, misuse, accident wear and tear from normal use; exposure to extreme weather, immersion in salt or chlorine water, damage due to sand, salt spray, or other abrasive and corrosive material; unauthorized repair or modification, abnormal use, or lack of maintenance. The warranty does not cover damages due to "acts of God" such as hail, flooding, lightning, tornadoes, sand storms, shifts of terrain, earthquakes, mudslides, and wind-storms.

SRP does not warrant product for defects caused by erection, harsh site conditions, lack of maintenance, and/or other conditions beyond SRP's control. SRP will not be held responsible for any materials that were not properly stored prior to installation. SRP reserves the right to void the limited warranty if it not installed per the installation instructions and/or unauthorized modifications.

In the unlikely event of failure, SRP reserves the right to alter the design, color, or contributing factors to rectify the condition and help prevent any future reoccurrence(s). SRP has the option to repair or replace any defect in materials.

The warranty is void if any changes, modifications, additions, or attachments are made to the product without the written consent of the manufacturer.

No signs, objects, ornaments, fans, lights, fixtures, or decorations may be hung from the structure unless specifically designed and engineered by the manufacturer or has manufacturers written approval.

SRP excludes any implied warranty of merchantability, fitness, or purpose, and there are no warranties which extend beyond the description of the face hereof. Under no circumstances will SRP be responsible for any indirect, special, consequential, incidental, or liquidated damages due to breach of warranty and such damages are specifically excluded from the warranty.

The owner shall notify SRP with original Sales Order Number issued from SRP to arrange for an inspection within 30 days after discovery of any defect under this warranty and before any alteration or repair is made or attempted. This Limited Warranty shall be null and void if the owner makes any alterations in design.

This warranty is the only express warranty given by the company. No person has authority to change or add to these obligations and liabilities. The company reserves the right to determine whether the fault is caused by faulty workmanship, material, or the part that is defective.

SRP will repair or replace at its discretion any defective part/s on an Ex-Works basis only. It is the responsibility of the customer to return the whole unit or the defective part/s at their own cost back to SRP for inspection along with proof of the date of purchase. SRP will not be liable for any costs incurred by the customer as a result of replacing the defective part/s, including but not limited to the costs of site visits and the labor costs involved with the removal and reinstallation of the whole unit or the defective part/s. Furthermore SRP will not be liable for any claimed compensation while the unit is not working or not present at the site whatsoever. This guarantee does not entitle the customer to a complete new product due to a defective component.

Limited Warranty: Structural Steel

SRP offers a 20-year Limited Warranty on structural steel frames for shade canopies against failure due to rust-through corrosion under normal environmental conditions. Should the fabric or parts need to be replaced under the warranty, SRP will manufacture and ship new replacement parts at no charge for the first ten years, thereafter pro-rated at 10% per annum over the last ten years.



Workmanship is warranted for a period of five years. This steel warranty shall be void if damage to the steel is caused by the installer or from physical damage, damage by salt spray or sprinkler systems, contact with chemicals, chlorine, pollution, misuse, vandalism, or any act of God.

Limited Warranty: Powder Coat

Superior Recreational Products offers a 5-year Limited Warranty for powder coating to the original purchaser. This Limited Warranty is for factory applied finish only. Damage occurring from shipping, erection, vandalism, accidents, or field modification is not covered in this limited warranty and will require field touch-up immediately and periodically thereafter. The owner must report any defect in powder coat at the time the installation is completed. Not covered by this Limited Warranty are acute angles, welds, and end plates.

The Limited Warranty for powder coating provides the following after a 5-year exposure period when applied according to the recommendations listed on the product's technical data sheet and appropriate surface preparation has been utilized.

- The coatings shall retain their original color with a ΔE of <7.5 units for high chroma colors (yellows, reds, oranges, etc.) and a ΔE of <5.0 units for low chroma colors, when tested in accordance with ASTM D 2244.
- The coating shall retain a minimum of 50% of its original gloss level after washing, when tested in accordance with ASTM D 523.
- The coating shall exhibit chalking no worse than numerical rating of 6, when evaluated in accordance with ASTM D 659-80.

Limited Warranty: Shade Fabric

Traditional shade fabric made with PTFE fiber that is high strength and low shrinkage and VALMEX® MEHATOP F 1 waterproof fabric carry a 10-year limited warranty. This warranties that the sewing thread used on the traditional shade fabric will be free from defects in material and workmanship and will not be damaged by exposure to sunlight, weather, and water. All other warranties are disclaimed.

SRP fabrics carry a 10-Year Limited Manufacturer's Warranty from the date of delivery against failure from significant fading**, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, SRP will manufacture and ship new fabric at no charge for the first six years, thereafter pro-rated at 18% per annum over the last four years.

**The colors red and yellow are warranted against significant fading for only two years.

If the corners of the fabric are equipped with both holes in the fabric corner PLUS reinforcing straps, BOTH the strap and fabric hole must be placed over each corner hook or the fabric warranty is void.

Fabric curtains, valences, or flat vertical panels are not covered under the warranty.

Fabric is not warranted where it is installed on a structure that is not engineered and built by SRP or its agents.

This warranty shall be void if damage to or failure to the shade is caused by contact with chemicals, chlorine, bleaching agents, hydrocarbons or hydrocarbon containing solvents, misuse, vandalism, or any act of God, including but not limited to wind in excess of the wind limitations set forth below.

All fabric tops are warranted for sustained winds up to 76 mph (Hurricane Force 1) and for gusts of up to 3 seconds duration up to 90 mph. Removal of the shade fabric is required if damaging winds are called for. Damage due to snow and/or ice accumulation is not covered by this warranty. Canopies should be removed during the "off season."

These structures have been designed to eliminate any friction between the rafters and the fabric. The warranty will, therefore, be voided if any modification (temporary or permanent) is made to the rafter, cross pieces, or ridge beams, or if the fastening apparatus or canopy are not secured accordingly.

Structures are warranted for winds up to 90 or 105 mph only if shade canopies have been removed as per requirement set forth above in the fabric paragraph. Removal and re-installation must be performed by a qualified person or authorized dealer.

**For the purpose of this warranty, lifetime encompasses no specific term of years, but rather that seller warrants to its original customer for as long as the original customer owns the product and uses the product for its intended purpose that the product and all parts will be free from defects in materials and manufacturing workmanship. This warranty does not cover damage caused by vandalism, misuse or abuse, altered or modified parts, or cosmetic damage such as scratches, dents, or fading or weathering and normal wear and tear. This warranty is valid only if the structures are installed in conformity with instructions provided by Superior Recreational Products using approved Superior Recreational Products parts. Superior Recreational Products will deliver the repaired or replacement part or parts to the site free of charge, but will not be responsible for labor or the labor costs of replacement. Warranty claims must be filed within the applicable warranty period and accompanied by a sales order or invoice number.*



Policies

Pricing Policy

All prices are F.O.B. factor and do not include freight, installation, shipping and handling, surfacing, or applicable taxes. All prices listed were current at the time of printing and in U.S. currency. Prices are subject to change without notice.

Cancellation and Return Policy

To view our return policy, please visit superiorrecreationalproducts.com/returns. For information on Return Material Authorizations please call 1.800.327.8774.

Shipping Policy

To view our shipping policy, please visit superiorrecreationalproducts.com/shipping. For any further information please call 1.800.327.8774.

Appendix

Proper Care, Maintenance, and Safe Removal of the Shade Canopy

THINGS TO AVOID

SNOW, ICE, AND HIGH WINDS: Remove the canopy in winter conditions as ice and snow loads are not covered by the warranty. The same goes for winds in excess of hurricane force 1.

SHARP OBJECTS: Always avoid dragging the fabric across surfaces, etc. Roll or fold the fabric and carry it. Avoid sharp objects, bolts, snags, and other protrusions including mounting hardware.

OBSTRUCTIONS: Keep foliage, such as tree limbs, shrubbery, and bushes, trimmed back and away from fabric at least three to four feet.

SOURCES OF HEAT: Avoid contact with heat sources such as hot lights, torches, and avoid using grills, etc. under the fabric or fireworks near the fabric..

SLACK CABLE IN CANOPY: Canopies with loose cables can fail.

CLEANING THE FABRIC

The fabric itself is generally maintenance free with the exception of necessary removal due to weather or seasonal requirements. The fabric does not harbor mildew or mold, but residues such as tree sap, leaves, bird droppings, dust and dirt may need to be removed. To clean the fabric, use water and mild soap. A soft mop or soft broom may also be used. Cleaners that do not contain hydrocarbons, solvents, bleach or ammonia may be used. Use of solvents, hydrocarbons, bleach, and ammonia type cleaners will void the fabric warranty. A pressure washer may be used if necessary using a wide-spray nozzle.

CABLES AND HARDWARE

It is recommended that the cables be replaced every 3 to 4 years or if corrosion is visible, whichever comes first. Canopy cables that are not maintained at optimum tension will be subject to shorter lifespans and potential failures earlier than our recommend cable replacement scheduling. The cable ends must be wrapped with tape to secure any wires; thus, preventing the wires from tearing the fabric. Taping must be done when removing old cable as well as when installing new cable. Clamps should be replaced when the cable is replaced. If the cable appears slack on a still day (no wind), immediately have the cable and clamps re-tightened by a qualified person. The cable should not be slack.

GLIDE ELBOW™

Lubricate Glide Elbows™ annually and before operating. A waterproof grease is recommended such as a lithium-based grease or anti-seize thread lubricant.

STORAGE

Fabric must be stored in a clean, dry place free from snags, sharp edges, etcetera. The storage area must be rodent-free. Wrap all hardware fittings with rags or some other protector, as they can damage the fabric.

UNINSTALLING THE SHADE CANOPY

NECESSARY CARE: It is important to take necessary care when handling the fabric during removal and installation to prevent damage to the fabric as well as SAFE control of the fabric in a breeze or wind. The fabric is tough and engineered for use as a shade, but it can tear or cut when or if pulled over a snag or sharp item; it can puncture from bolts or other protruding objects; and it can melt from objects such as like cigarettes, matches, hot torch tips, sparks and the like. In addition, care must be exercised to avoid the fabric hooks after the fabric is unhooked from the elbow corners and sides of the structure where there are intermediate supports. It is best to wrap any connected mounting hardware to prevent it from harming the fabric.

PROPER AND SAFE: Based on the size of the canopy, several persons may be needed to properly and safely handle the fabric during the uninstalling process. You will need several commercial ladders or other means to work safely at heights such as scissor lifts, etc. It is advised that you pad the post side of the ladder and tie the ladder to the post. The pad is to protect the post finish. Also keep in mind that every 100 square feet of fabric (10' X 10') weighs approximately five pounds; a large canopy can get heavy fast. For proper control of the fabric, read below. It is best to remove the fabric on a still day. Do not attempt to remove the canopy in strong or gusty winds.

REMOVAL OF THE CANOPY: Do not attempt to remove the canopy in strong or gusty winds.

STANDARD ELBOWS: For shade structures with Standard Elbows, loosen the turnbuckle several turns in order to put enough slack in the cable to allow the fabric and cable to unhook from all the elbow hooks. Attach 3/8" or larger ropes to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables from each corner.

On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. It may help to wrap the rope around a column to help hold it from getting caught in the wind. Fold the fabric back away from the hooks. Now it will be necessary to remove the cable clamps to allow the cable to be free from the structure and the turnbuckle. If the cable ends are frayed, wrap them with tape. It is usually not necessary nor is it recommended that the cable be removed from the canopy. With a person on each rope, starting at the windy side, gently pull the canopy down in between the framework of the structure. The side away from the wind can be guided with the ropes toward the persons pulling the canopy down. It is important when reinstalling the canopy, that it is put back in its original orientation to the structure. Starting at the turnbuckle corner, the fabric and cable corners should be returned to their original positions.

GLIDE ELBOWS: For shade structures with Glide Elbows, remove the protective covers from the ends of the glide elbows. Then, using the proper wrench, turn the hex nuts on the end of the Glide Elbow to run the glide hooks to their top most position. Do not loosen the cable clamps, leave the cable intact. Attach 3/8" ropes to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the wind and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables. On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. Fold the fabric back away from the hooks. It is a good idea to put the Glide Elbow protective covers back in place. With Glide Elbow installations it is not necessary to loosen or remove the cable clamps nor to remove the cable from the canopy. If the cable ends are frayed, wrap them with tape. When uninstalling the canopy, mark or identify the corner of origin in such a way that when reinstalling the canopy, it is put back in its original orientation to the structure. The fabric and cable corners should be returned to their original positions when reinstalling the canopy. The cable and fabric should tighten properly when the glide elbows are adjusted down into their tension positions.

SHADE SAILS WITH FANS: For shade sails equipped with fans, loosen the adjustable threaded rod several turns in order to put enough slack in the cable to allow the shackle pin to be removed (do not remove the pins until the fabric corners have been secured with ropes). Attach 3/8" or larger ropes to each corner of the fabric and fan before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the shackle from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the shackles and lower the fabric and cable to the ground.

REINSTALLING HINTS

Using the same rope technique, install from the windy side (if it is breezy) making sure to secure these ropes to the posts. Then, throw the remaining corner ropes over the structure and gently pull the canopy into position. The cables and fabric corners can now be fastened on the hooks (and cable guides if so equipped). Next reinstall the clamps if applicable and tightened the cable with the turnbuckle or the Glide Elbows. Do not attempt to install the canopy in strong or gusty winds.



TRUST — *the* — EXPERTS

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



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



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Cypress Park Estates CDD Shade



Date	Estimate #
5/7/2025	43076

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

Ship To
675 Silver Palm Drive Haines City, Florida 33844



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to: 1. Install a customized sail shade, 3 canopies and 7 columns, curved shape 2. provide eng dwgs			
	SHADE STRUCTURE			
CSSD	Curved Sail Shade Design QU00305146	1	33,124.00	33,124.00
CLR	Colors:			0.00
ENGDRAW	Engineered Drawings for Permitting	1	1,200.00	1,200.00
Shipping	Combined Shipping and Freight Charges	1	2,040.00	2,040.00
	RAW MATERIALS			
RBAR5	No. 5 Rebar	600	1.75	1,050.00
RMC	Ready Mix Concrete 2500 PSI MIN	14	195.00	2,730.00
LBR	Labor and Installation	1	22,300.00	22,300.00
ISPERMIT	PERMIT - STATE OF FLORIDA	1	1,500.00	1,500.00

AGREED AND ACCEPTED:

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

Signature

Name / Title

Date

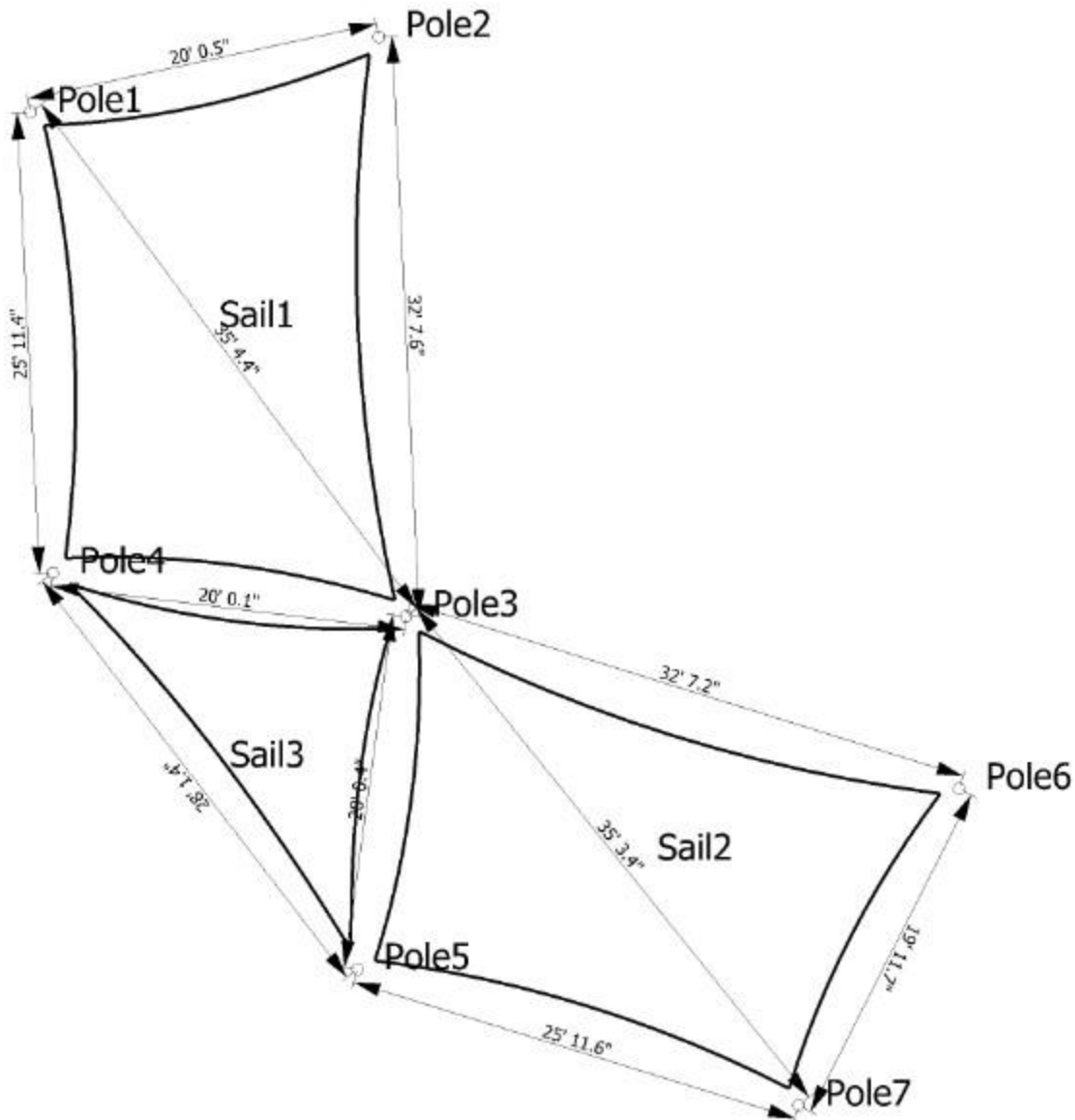
Subtotal: \$63,944.00

Sales Tax: (7.5%) \$0.00

Total: \$63,944.00

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





Color Options

Frame

Gloss



Matte, Textured, or Metallic



Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant FR.



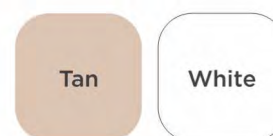
Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



SECTION B

OPTION A

No Assessment Increase

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Park Estates Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Tuesday, August 26, 2025
HOUR:	__ : __ AM/PM
LOCATION:	_____

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF MAY 2025.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Cypress Park Estates
Community Development District

Proposed Budget
FY 2026



Table of Contents

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

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	\$ 762,566
Interest Income	\$ -	\$ 3,763	\$ 8,400	\$ 12,163	\$ 6,081
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -

Total Revenues	\$ 762,566	\$ 722,048	\$ 52,681	\$ 774,729	\$ 768,648
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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	\$ 67,798	
Total Other Expenditures	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 67,798	
Total Expenditures	\$ 762,566	\$ 347,445	\$ 287,881	\$ 635,326	\$ 768,648	
Excess Revenues/(Expenditures)	\$ -	\$ 374,603	\$ (235,200)	\$ 139,403	\$ (0)	
			Net Assessments	\$ 762,566		
			Add: Discounts & Collections 7%	\$57,397		
			Gross Assessments	\$819,964		
			Assessable Units	703		
			Per Unit Gross Assessment	\$1,166.38		
			FY25 Per Unit Gross Assessments	\$1,166.38		
			Increase	\$0.00		
Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	354.00	354	1.00	\$383,995	\$1,085	\$1,166
Phase 2	178.00	178	1.00	\$193,082	\$1,085	\$1,166
Phase 3	171.00	171	1.00	\$185,489	\$1,085	\$1,166
	703.00	703		\$762,566		

Cypress Park Estates Community Development District General Fund Budget

REVENUES:

Assessments

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

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	\$ 67,798
Total Other Financing Sources/(Uses)	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 67,798
Excess Revenues/(Expenditures)	\$ 56,071	\$ 75,076	\$ (41,940)	\$ 33,136	\$ 28,747

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

SECTION C

OPTION B

Assessment Increase

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Park Estates Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-CF, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection

at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: Tuesday, August 26, 2025
HOUR: __:__ AM/PM
LOCATION: _____

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

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

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

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

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

PASSED AND ADOPTED THIS 12TH DAY OF MAY 2025.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Cypress Park Estates
Community Development District

Proposed Budget
FY 2026



Table of Contents

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

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

SECTION VII

Morning Jill,

Please accept this email as my resignation from the Cypress Park Estates CDD Engineer position. I have appreciated my association with this community and wish it the best moving forward. Let me know if there is anything we can do to help with this transition.

Thank you,

RODNEY A. GADD, P.E.
Gadd & Associates

SECTION VIII

REQUEST FOR QUALIFICATIONS (“RFQ”) FOR ENGINEERING SERVICES FOR CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT

Cypress Park Estates Community Development District (“**District**”), located in Haines City, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District’s capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Polk County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants must submit one (1) electronic copy and one (1) physical copy of Standard Form No. 330 and Qualification Statement by **12:00 p.m. on Friday, June 13, 2025** and to the attention of Governmental Management Services – Central Florida LLC, c/o Monica Virgen/Samantha Ham, 219 E. Livingston Street, Orlando, Florida 32801; Ph: (407) 841-5524 (“**District Manager’s Office**”).

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager’s Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager’s Office, must be filed in writing with the District Manager’s Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Monica Virgen at mvirgen@gmscfl.com with e-mail copy to Lauren Gentry at lauren@cddlawayers.com and Grace Rianldi at grace@cddlawayers.com.

District Manager

Publish on Tuesday, May 27, 2025

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS**

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

SECTION X

SECTION C

*Item will be
provided under
separate cover.*

SECTION 3

Resort Pool Services DBA
14525 Johns Lake Rd
Clermont, FL 34711 US
+1 3216896210
resortinvoice@gmail.com



Estimate 1182

ADDRESS Cypress Park Estates CDD	DATE 05/05/2025	TOTAL \$13,500.00	

ACTIVITY	QTY	RATE	AMOUNT
Lift Install Supply and install water activated lift at Cypress Park Estates Pool and run water lines.	1	13,500.00	13,500.00
Removal of old battery activated lift.			

TOTAL	\$13,500.00
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THANK YOU.

Accepted By

Accepted Date

SECTION D

SECTION 1



April 22, 2025

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

RE: Cypress Park Estates Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **562** voters within the Cypress Park Estates Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

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

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

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

PolkElections.gov

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

Audit Committee Meeting

SECTION III

SECTION A

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025
Polk County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Friday, June 13, 2025 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Monica Virgen/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Cypress Park Estates Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2025, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT
DISTRICT
AUDITOR SELECTION EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL **(100 Points)**

SECTION B

CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Cypress Park Estates Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Haines City, Polk County, Florida. The District currently has an operating budget of approximately \$762,566. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Monica Virgen/Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Cypress Park Estates Community Development District.**"

Proposals must be received by **5:00 PM on Friday, June 13, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Monica Virgen, District Manager
Governmental Management Services – Central Florida, LLC

Run Date: **Tuesday, May 27, 2025**