

*Cypress Park Estates
Community Development District*

Meeting Agenda

February 24, 2026

AGENDA

Cypress Park Estates

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

February 27, 2026

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 **Tuesday, February 24, 2026 at 10:00 AM** at the **Lake Alfred Public Library – 245 N Seminole Ave, Lake Alfred, FL 33850.**

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

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

Meeting ID: 821 3122 6228

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Approval of Minutes of the December 16, 2025 Board of Supervisors Meeting
4. Consideration of Contract Agreement with Polk County Property Appraiser
5. Discussion Regarding Expanding Parking Policy to Phases 2 and 3
6. Discussion Regarding Shade Structure Lease/Purchase Agreement – *Requested by Supervisor Metzger*
7. Discussion Regarding Princess Sabal Street Connection with Red Alford Blvd – *Requested by Supervisor Metzger*
8. Discussion Regarding Capital Projects Fund – Series 2022 – *Requested by Supervisor Metzger*
9. Discussion on Upcoming Nov. 2026 Elections – *Requested by Supervisor Metzger*
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Cameras at Dog Park and Playground
 - ii. Discussion of Soccer Field Lining Options
 - iii. Consideration of Proposals from Prince & Sons
 - a) Palm at Amenity Center

b) Sod Replacement

c) Tract Z - Erosion Concern

D. District Manager's Report

i. Check Register

ii. Balance Sheet & Income Statement

11. Other Business

12. Supervisors Requests and Audience Comments

13. Adjournment

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, December 16, 2025**, at 10:00 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
McKinzie Terrill	Assistant Secretary
Maria Perez	Assistant Secretary
Kristy Bolen <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:00 a.m. Four Supervisors were in attendance constituting a quorum and Ms. Bolen joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that no members of the public were present in person, but one was attending via Zoom. She asked for any comments pertaining to agenda items. There were no comments at this time, and the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 23, 2025, Board of Supervisors Meeting

Ms. Burns presented the minutes from the September 23, 2025, Board of Supervisors meeting and asked for any changes or corrections. There was one correction, the spelling of McKinzie Terrill was noted. Ms. Burns stated that change would be incorporated into the minutes.

On MOTION by Mr. Rosser, seconded by Mr. Metzger, with all in favor, the Minutes of the September 23, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Amend Rules of Procedure

Ms. Burns noted that the Board moved to the public hearing on the amended Rules of Procedure, which had been advertised. A motion was made to open the public hearing.

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

A. Consideration of Resolution 2026-01 Adopting Amended Rules of Procedure

Ms. Burns gave a brief overview of the update to the District's Rules of Procedure, explaining that the changes were related to recent statutory updates and minor cleanup items previously reviewed by the Board. There have been no changes since the last meeting. Public comments were opened, including for anyone on the Zoom line, but no comments were received.

On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, Resolution 2026-01 Adopting Amended Rules of Procedure, was approved.

Ms. Burns requested a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate
Calculation Report for Series 2022 Bonds**

Ms. Burns reviewed the Arbitrage Rebate Calculation Report for the Series 2022 Bonds. Ms. Burns explained that federal tax regulations require the District to confirm it did not earn more interest on bond proceeds than it pays on the bonds. The report showed a negative arbitrage amount, indicating there were no tax implications. Ms. Burns requested a motion to accept the independent arbitrage rebate calculation report.

On MOTION by Mr. Rosser, seconded by Mr. Terrill, with all in favor, the Arbitrage Rebate Calculation Report for Series 2022 Bonds was approved.

SIXTH ORDER OF BUSINESS**Consideration of Data Sharing and Usage
Agreement with Polk County Property
Appraiser**

Ms. Burns presented the annual Data Sharing and Usage Agreement with the Polk County Property Appraiser. She explained that the agreement was administrative in nature and required renewal each year. It outlined restrictions on disclosing exempt parcel information, including for certain residents, such as law enforcement officers and judges, whose records are exempt from public disclosure. The District received this information solely for the purpose of collecting assessments through the tax bill and agreed not to disclose it. The agreement was noted as a standard county form and was necessary to continue assessment collection.

On MOTION by Ms. Bolen, seconded by Mr. Rosser, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS**Discussion of 2025 Unaudited Budget
Results *(requested by Supervisor Metzger)***

Ms. Burns reviewed the unaudited Fiscal Year 2025 budget results, requested by Supervisor Metzger. She stated that they ended the fiscal year under budget by approximately \$53,446 on an unaudited basis. She compared this to the prior fiscal year, which after audit completion, reflected an under-budget amount of approximately \$56,508, noting that the District was in a similar financial position year over year. Supervisor Metzger explained that the current

year's results included the payoff of approximately \$20,000 in playground lease expenses and noted that without that payoff, the District would have been approximately \$72,000 under budget. Ms. Burns commented that being under budget by roughly \$50,000 for two consecutive years reflected positively on the District's budgeting and financial management. She indicated that additional comments regarding reserves would be addressed later in the meeting. The Board agreed with the assessment, and no further discussion was raised.

EIGHTH ORDER OF BUSINESS

Discussion of Request for a Soccer Field and/or Basketball Court *(requested by Supervisor Metzger)*

Ms. Burns stated that the Board had discussed a request for a soccer field and/or a basketball court. She explained that there was already an open recreation area with movable soccer goals that was part of the original plan, but it was not formally delineated or improved and was currently maintained as general open space with Bahia grass. The Board discussed whether that area could be improved for soccer use and noted that more formal upgrades, such as striped turf or enhanced grass, would increase maintenance costs and could attract organized play or outside users. Several members shared experiences from other communities where gated or improved athletic fields led to access issues, unauthorized use, and enforcement challenges. The possibility of adding a basketball court was also discussed. It was noted that a basketball court would likely require fencing, controlled access, lighting, cameras, and additional maintenance to avoid nuisance and liability issues. Rough cost estimates indicated that a properly designed basketball court would likely be a six-figure project, with costs approaching \$200,000 depending on scope. Concerns were raised that basketball courts could become an attractive nuisance, drawing in non-residents. A smaller, informal basketball option was discussed as a theoretical alternative, though concerns remained that any basketball facility could still attract outside use. As a potential middle-ground solution, the Board discussed modest improvements to the existing soccer area, such as permanent field markings without upgrading turf, to improve usability while limiting costs and ongoing impacts. Ms. Burns was asked to look into options and bring information back to a future meeting.

NINTH ORDER OF BUSINESS

Discussion of Security *(requested by Supervisor Metzger)*

Ms. Burns stated that the next discussion regarding security was requested by Supervisor Metzger. It was noted that security had been raised again at a recent HOA meeting. Residents

generally preferred the summer security schedule, which provided coverage seven days a week for twelve hours per day, and it was confirmed that this level of service was included in the approved budget for next year. There was discussion of potentially extending security coverage during holiday periods, such as starting earlier and ending later in the season. Supervisor Metzger raised concerns regarding damage to the newly installed ADA pool lift chair, which cost approximately \$13,500. According to HOA reports, teenagers had been jumping on the chair, resulting in a bent cotter pin and rendering the chair inoperable. The chair operates using water-powered hydraulics and does not have an on/off switch. Supervisor Metzger expressed concern about whether the chair could be repaired and requested ideas on how to prevent future damage.

Ms. Burns explained that the chair was already visible on existing cameras, but the cameras were not actively monitored. If misuse was reported with a specific date and time, staff could review footage, track card swipes, and identify the household associated with the individuals involved. It was clarified that a dedicated camera focused solely on the chair would not necessarily improve identification. Several preventative measures were discussed, including sending a community notification reminding residents that damage would be charged back to responsible households, installing signage stating the chair is not a toy and is monitored by cameras, and continuing enforcement by security guards when present. It was noted that restricting access to the chair was not permitted under ADA requirements, as the chair must be available for independent use without assistance. Ms. Burns indicated maintenance would review the chair to determine whether it could be repaired.

TENTH ORDER OF BUSINESS

Discussion of Sending Letter to City and Dyke Energy Regarding Lighting on Bice Grove Rd. *(requested by Supervisor Metzger)*

Ms. Burns stated that the Board had discussed whether to send a letter regarding lighting and safety concerns along Bice Grove Road. It was clarified that the road is owned by the City, not the CDD, and that street lighting, traffic control, police response, and maintenance fall under the city's authority. Board members noted that while letters from the CDD or HOA could show concern, they would likely have less impact than having residents attend city meetings and provide public comment. Supervisor Metzger emphasized the importance of the CDD formally showing that it cared about the community and was not ignoring the issue.

After discussion, the Board agreed to move forward by sending an official letter to the city, directed to the City Manager or Public Works Department, addressing concerns such as the lack of street lighting, speeding, maintenance, and police response. It was agreed that the letter should not be sent directly to Duke Energy. Ms. Burns was directed to draft the letter, and the requesting Supervisor asked to review it before it was sent.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi reminded Board members that they needed to complete their required ethics training of 4 hours before the end of the year if they had not already done so. It was clarified that Ms. Perez, who was appointed to the Board in June, had until the following year to complete the requirement unless she served on another CDD Board with an earlier appointment. With only a few days left in the year, members were encouraged to complete the training. A Board member requested that the ethics training links be emailed to the Board again.

B. Engineer

Mr. Malave had nothing additional to report.

C. Field Manager's Report

i. Consideration of Proposals for Lighting at Dog Park and Playground

Mr. Tindall reviewed the field report and noted that overall conditions across the facilities were good. Routine fall maintenance had been completed, including cleaning furniture and the pool deck. Some bird activity was observed near the amenity center, and palm trimming was scheduled to reduce it. Entrance lighting inspections were completed, Phase III entrance sign punch list items were finished, and holiday lights were confirmed to be working after minor adjustments. It was explained that the entrance lighting project took about three months from formal execution, with earlier discussions and coordination contributing to a longer overall timeline. Loose pool coping was identified and repaired, with affected areas temporarily secured. Minor trash removal was completed in Phase III, and several parking and traffic signs were straightened. The amenity lift was noted as needing follow-up to restore functionality. Landscaping services continued a reduced winter schedule, with palm trimming and some mulch work underway at the entrances. Shade structure installation at the playgrounds was tentatively

scheduled for early February, pending manufacturing timelines, and residents would be notified of temporary playground closures. Stormwater maintenance work was in progress, including sediment removal, riprap installation, and minor grading near the amenity center.

A compliance issue involving unpermitted builder flags was discussed; the City had begun enforcing this issue across multiple communities, and the flags were removed after coordination with builders. Tree responsibility was clarified: trees adjacent to individual lots are the homeowner's responsibility, while trees next to common areas are maintained by the District. Photos in the report showed working Phase III entrance lighting and completed wall repairs from prior lightning damage. The Board then discussed a proposal for solar lighting near the playground and dog park areas. The lights were intended for security and visibility rather than full nighttime use. Costs were reviewed, and options such as reduced brightness and motion sensors were explained. It was recommended that the installation occur after the playground shade structures were installed. The Board approved the purchase using amenity contingency funds, with installation to take place once the shade structures were complete and final placement determined by staff.

On MOTION by Mr. Terrill, seconded by Mr. Metzger, with all in favor, the Proposals for Lighting at Dog Park and Playground, were approved.

D. District Manager's Report

i. Approval of Check Register

a) Sep. 6 – Dec. 3, 2025

Ms. Burns presented the check register for approval. Mr. Rosser explained that they had not been accepting paychecks because a prior deposit flagged by their bank after mobile deposit resulted in fees and complications. Ms. Burns responded that some banks do flag mobile deposits and noted that the District can reimburse any associated fees, though the issue typically originates with the bank. Mr. Rosser stated they would like to resume receiving payments. Ms. Burns confirmed that the required information was already on file and that payment could resume, with a commitment to follow up if anything further was needed. A motion was then made to approve the item as amended, a second was provided, and the motion passed with no opposition.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated that financial statements were included in the agenda package for review, and no action is required from the Board on this item. She added that she could answer any questions or comments. Mr. Metzger asked about a check for approximately \$18,000 paid to the tax collector. Ms. Burns explained that this represented the standard 1% fee charged on the total amount of assessments placed on the tax roll, not on the amount collected. It was clarified that the fee is assessed regardless of collection results and that, depending on the county, the charge may either be deducted before funds are remitted or billed directly to the District, as occurred in this case. Ms. Burns confirmed that this cost was already included in the budget and reflected in net assessment revenue, along with early payment discounts and other statutory fees.

iii. Ratification of Phase 3 Requisition #50

Ms. Burns stated that the Phase #3 requisition #50 had already been executed and she was looking for a motion to ratify.

On MOTION by Mr. Rosser, seconded by Mr. Metzger, with all in favor, the Phase 3 Requisition #50, was ratified.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Metzger initiated a discussion regarding the District's reserve bank account. He reviewed how reserve funding had been built over multiple years, including \$5,000 in 2022, \$5,000 in 2023, \$33,570 in 2024, and \$75,000 in 2025. These funds were transferred into a reserve account, which had earned approximately \$3,000 in interest, with the only expenditure being \$13,500 for chairs, leaving a balance of roughly \$108,000. Mr. Metzger noted that once December assessments were substantially collected, the District planned to immediately transfer the budgeted \$57,603 into reserves. They emphasized the importance of reserves and explained that residents

had raised concerns about the reserve contribution being reduced from the initially discussed \$150,000 to \$57,603 in the adopted budget. They suggested this was due to the budgeting process assuming no carryover funds at the start of the fiscal year. Ms. Burns clarified that reserve balances are not reflected in the operating budget but are shown in the District's financial statements and are reported monthly. She further explained that surplus funds from the prior fiscal year were being used as first-quarter operating reserves to cover October and November expenses before tax revenues are received from the county. Mr. Metzger questioned why approximately \$56,500 in prior-year surplus funds had not yet been transferred into the reserve account and asked whether the Board could move those funds into reserves. Ms. Burns responded that such a transfer was at the Board's discretion but cautioned that the District would likely face the same cash-flow situation at the end of the next fiscal year, as those funds are typically needed to support first-quarter operations. Mr. Metzger stated their intention was to revisit the issue in January or February to better understand reserve recovery and to explain their perspective on restoring reserve funding that had been reduced in the 2026 budget. Ms. Burns reiterated that, regardless of which account the funds were held in, the District retained the money and that transfers might need to be reversed depending on future cash-flow needs.

Resident (Ms. DiMarie) was present on Zoom. The resident asked whether additional lighting could be installed along the pathway outside the pool area leading to the dog park, as it was very dark. Ms. Burns responded that two lights had already been approved and would be installed at each dog park gate entrance, helping illuminate the area. Ms. DiMarie raised concerns about camera quality at night, referencing a prior incident and noted that police had indicated the footage was not very clear. Ms. Burns explained that camera locations could not be disclosed and that the existing cameras were primarily intended to cover the pool building and pool deck, not the dog park or playground. It was explained that while people could be seen in those areas from a distance, the cameras were not designed to capture detailed images, such as license plates or clear identification. Ms. Burns explained that adding cameras to the dog park or playground would require a separate project, due to the lack of power in those areas and the need for equipment to store footage for the required retention period. Board members indicated the issue could be reviewed as a future project and discussed during the budget process, including obtaining general cost information. Ms. DiMarie stated they mainly wanted the issue considered for the future.

December 16, 2025

Cypress Park Estates CDD

FOURTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Cypress Park Estates Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Cypress Park Estates Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION 6

From: "Chris Stout" <ChrisS@gleasing.com>
Subject: Early Payoff Quote – Municipal Lease & Option Agreement No. 24812 (Agreement)
Date: February 11, 2026 at 11:13:34 AM EST
To: "JBurns@gmscfl.com" <JBurns@gmscfl.com>
Cc: "Caren Camhi" <CarenC@gleasing.com>

Hi Jill,

It is my understanding that you requested a payoff for the above-referenced Agreement. I called but we did not connect, so I made certain assumptions as to when you may wish to pay off the Lease, as set forth below. These figures assume payment in lieu of the regularly scheduled lease payment due on the respective dates noted below.

- Payoff in lieu of the payment for the period starting February 12, 2026, which would be due March 12, 2026, with eighteen (18) payments remaining: \$15,083.24
- Payoff in lieu of the payment for the period starting March 12, 2026, which would be due April 12, 2026, with seventeen (17) payments remaining: \$14,262.95

Upon receipt of the relevant amount on or before the applicable due date, the Lease will be deemed paid in full, Lessor's security interest will terminate, and title to the Equipment will vest in Lessee in accordance with the provisions of Municipal Lease & Option Agreement No. 24812.

Please let me know which payoff date you intend to elect so that we may prepare the final invoice for you. Should you have any questions, please do not hesitate to reach out using the contact information below.

Very Respectfully,
Chris Stout
Direct Dial: (719) 231-0134 (voice/text)
chriss@gleasing.com | chris@clerkhaus.com

Government Leasing, LLC
830 Tenderfoot Hill Road, Suite 301
Colorado Springs, CO 80906
(800) 822-8070 Toll-Free
(719) 576-8800 Office
(719) 576-0370 Fax
www.gleasing.com

SECTION 10

SECTION C

Cypress Park Estates CDD

Field Management Report

Completed Items

- Stormwater maintenance – Mitered end terminations were cleared in line with engineer's report. Additional rip was arranged and distributed. Some grading was needed in some locations.
- Minor amenity maintenance work including replacement of a spigot that was damaged by freeze in dog park.



Contracted Services

- Overall site maintenance is satisfactory.
- Turf is mowed and beds are detailed.
- Palms were trimmed.
- Mowing visits are still reduced for winter turf dormancy.
- Monitoring damage from frost. Full assessment will be made at the start of spring to see what comes back.



In Progress

- Approved shade installations are underway. Installers broke ground on Monday 2/16/2026.
- Approved Solar lights ordered. Pending installation after shade-structure.
- Stormwater maintenance – Additional sod pending final review and appropriate growing conditions.
- Assessing requested field pitch delineation options and improvement options.



Cypress Park Estates CDD

Field Management Report – Photo Supplement

Erosion Control Area - Tract Z

Photo Description:

✚ Current view of complaint area and approximate area of reference for estimates discussion.



Stormwater Repair



Photo Description:

- ✚ Example of repair work. Reference engineer report item #26.

Areas under review for sod

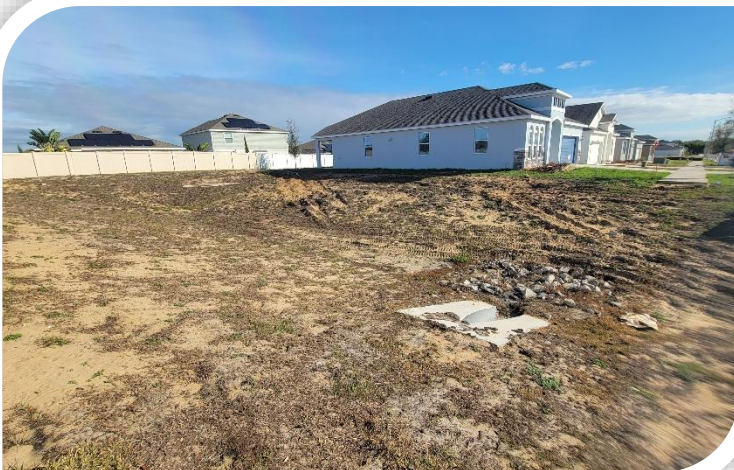


Photo Description:

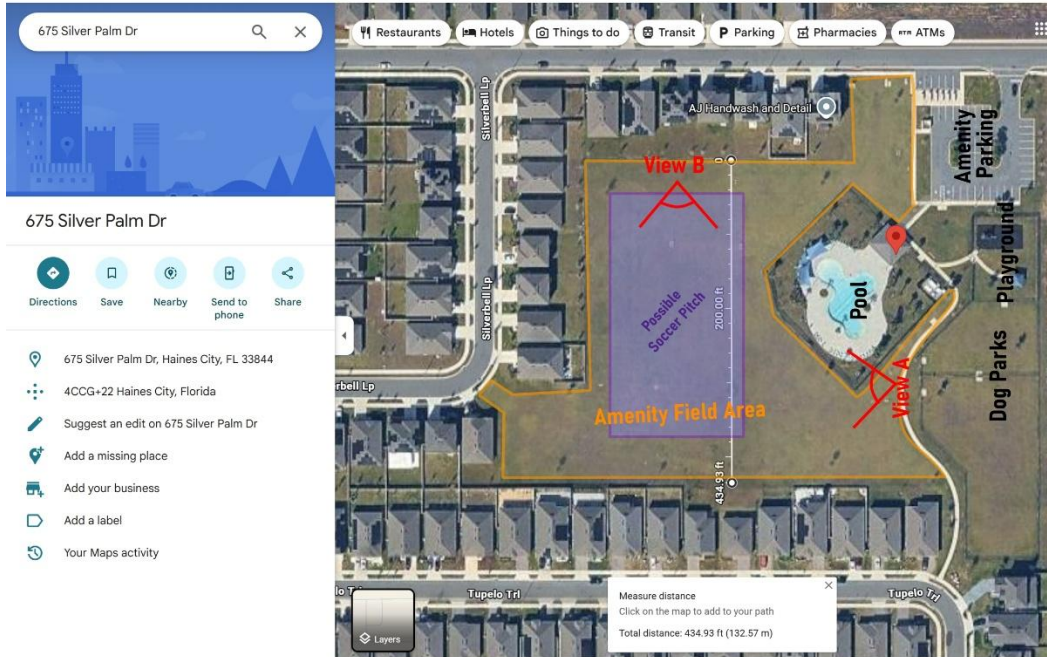
- ✚ Area example: Ph 3 Tract X - Dry pond with stressed turf that ties to estimate.

Field enhancements

Photo Description:

Discussion area for enhancements.

Cypress Park Estates CDD Soccer Field Pitch Consideration Area



Field enhancements (continued)

Photo Description:

- + Discussion Consideration *(Example from vendor at alt community)*
- + Mini-soccer field (and possibly other enhancements)
Ballpark: \$125,000.00



Field enhancements (continued)

Photo Description:

- ✚ Discussion Consideration: *(Example from vendor at alt community)*
- ✚ Bocce Ball Ct, x2 pickleball courts, x3 putting greens, fences
Ballpark: \$280,000



SECTION i

*This item will be provided under
separate cover*

SECTION iii

SECTION a)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 13, 2026

SUBMITTED TO:

GMS
135 W. Central Blvd.
Orlando, FL 32801
Attn: Marshall Tindall
Phone: 786-238-9473
Email: mtindall@gmscfl.com

Job Name / Location:

Cypress Park Estates
351 Bottle Brush Dr.
Haines City, FL 33844

Palm at amenity center

	Qty	Unit	Unit Cost	TOTAL
Sabal Palm (12 FT CT)	1	EA	\$500.00	\$500.00
			Total:	\$500.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Jason Rusticus

Date Submitted: January 13, 2026

Accepted by: _____

Date Accepted: _____

SECTION b)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 16, 2026

SUBMITTED TO:

GMS
135 W. Central Blvd.
Orlando, FL 32801
Attn: Marshall Tindall
Phone: 786-238-9473
Email: mtindall@gmscfl.com

Job Name / Location:

Cypress Park Estates
351 Bottle Brush Dr.
Haines City, FL 33844

Proposal is to replace sod in retention ponds throughout property

	Qty	Unit	Unit Cost	TOTAL
Bahia' sod	50	PLT	\$400.00	\$20,000.00
			Total:	\$20,000.00

***THIS PROJECT TO INCLUDE: WE WILL INSTALL SOD IN THE BARE AREAS OF ALL RETENTION PONDS. THIS WILL CORRECT ALL AREAS AFFECTED BY REGRADING, DEFICIENCIES IN INITIAL SOD INSTALLATION, AND AREAS WHERE DRAINAGE HAS ERODED OR LOCALIZED WEAR HAS DETERIORATED THE TURF COVERAGE. (*TO INCLUDE TRACT Z)**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

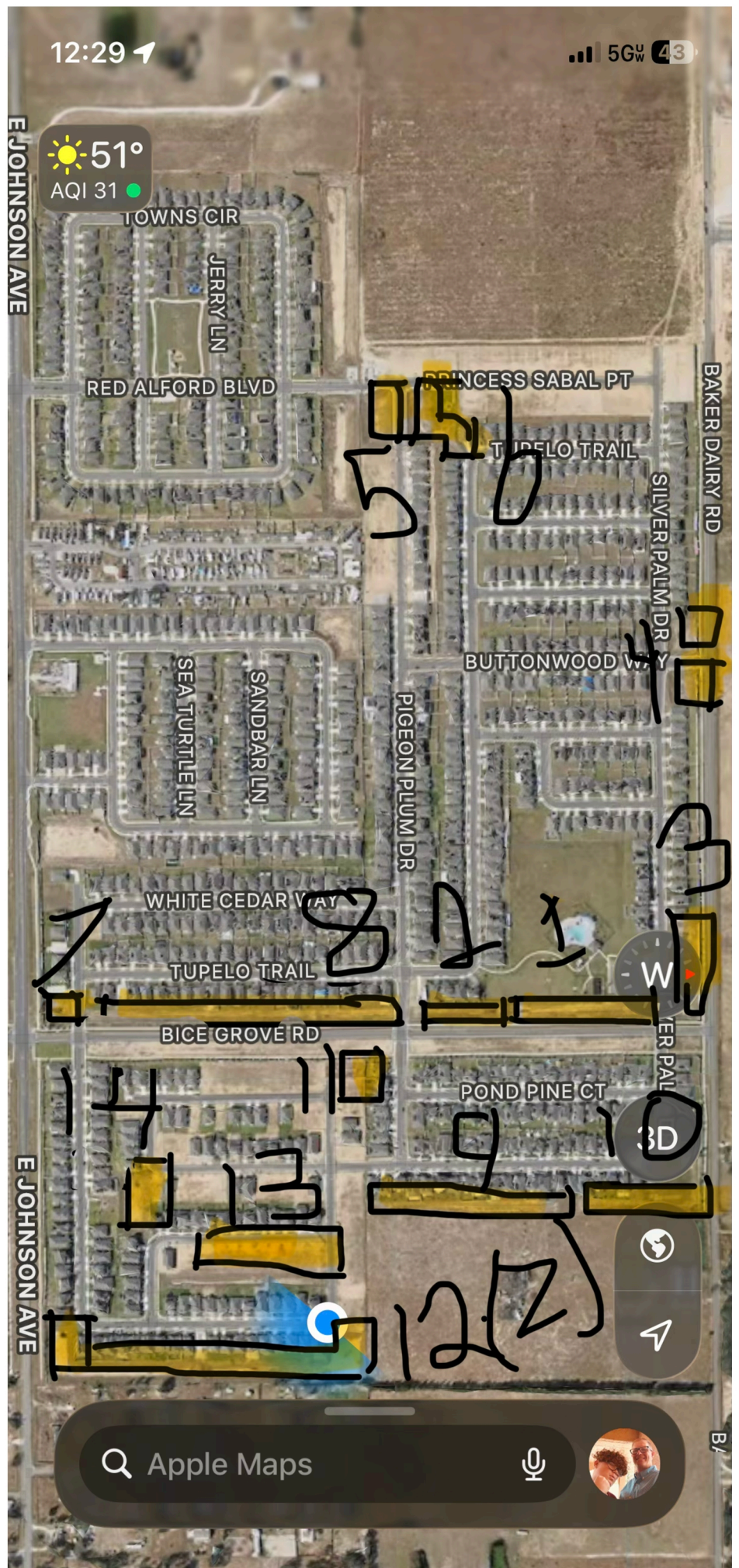
Submitted by: Jason Rusticus

Date Submitted: January 16, 2026

Accepted by: _____

Date Accepted: _____

- Area 1- 3 Pallets
- Area 2- 3 pallets
- Area 3- 2 Pallets
- Area 4-3 Pallets
- Area 5- 3 Pallets
- Area 6- 4 Pallets
- Area 7- 2 Pallets
- Area 8- 2 Pallets
- Area 9- 2 Pallets
- Area 10- 3 Pallets
- Area 11- 11 Pallets
- Area 12- 10 Pallet
- Area 13- 1 Pallets
- Area 14- 1 Pallet



SECTION c)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 15, 2026

SUBMITTED TO:

GMS
135 W. Central Blvd.
Orlando, FL 32801
Attn: Marshall Tindall
Phone: 786-238-9473
Email: mtindall@gmscfl.com

Job Name / Location:

Cypress Park Estates
351 Bottle Brush Dr.
Haines City, FL 33844

(3 DAY PROJECT)

Proposal to complete grading, remove excess dirt, & prepare for sod install

	Qty	Unit	Unit Cost	TOTAL
Grading Refacing (Retention pond Tract Z)	1	EA	\$8,700.00	\$8,700.00
			Total:	\$8,700.00

(* THIS PROJECT WILL INCLUDE REGRADING/RESURFACING OF THE DESIGNATED RETENTION POND (TRACT Z) TO CORRECT EXISTING ELEVATION, IMPROVE DRAINAGE PERFORMANCE, AND PREPARE SITE FOR FUTURE SOD INSTALLATION. WORK WILL CONSIST OF THREE DAYS OF MOBILIZATION OF EQUIPMENT AND PERSONEL, ROUGH AND FINAL GRADING OF EXISTING GROUND TO ACHIEVE PROPER SLOPE ON SIDE OF TRACT Z ALONG NEIGHBORING PROPERTY. EXCESS MATERIAL GENERATED DURING GRADING OPERATION WILL BE REMOVED FROM SITE AND DISPOSED OF. REMAINING SOIL WILL BE RESTRUCTURED, COMPACTED, AND RESHAPED TO PROVIDE A SMOOTH, STABLE, AND UNIFORM SURFACE SUITABLE FOR SOD INSTALLATION. ESTIMATED WORK TIME IS THREE DAYS

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Jason Rusticus

Date Submitted: January 15, 2026

Accepted by: _____

Date Accepted: _____

SECTION D

SECTION i

Cypress Park Estate Community Development District

Summary of Check Register

December 4, 2025 to February 13, 2026

Fund	Date	Check No.'s	Amount
General Fund - Truist			
	12/9/25	657-659	\$ 14,224.30
	12/16/25	660-665	\$ 53,057.26
	12/22/25	666-671	\$ 750,139.18
	12/23/25	672-674	\$ 457,826.60
	1/15/26	675-679	\$ 86,847.22
	1/20/26	680-686	\$ 23,858.20
	1/28/26	687-689	\$ 6,114.20
	2/3/26	690-693	\$ 16,349.98
			<u>\$ 1,408,416.94</u>
		Autodrafts	\$ 18,013.86
			<u>\$ 18,013.86</u>
General Fund - Money Market			
	12/16/25	12	\$ 20,000.00
			<u>\$ 20,000.00</u>
Total Amount			\$ 1,446,430.80
Summary of Internal & External Checks			
		Internal Checks	\$ 1,370,240.73
		External Checks	\$ 76,190.07
		Total Amount	<u>\$ 1,446,430.80</u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/16/25	00031	12/09/25 68416636	202512 330-57200-48100	PEST CONTROL-DEC25	*	40.00	
				MASSEY SERVICES INC.			40.00 000663
12/16/25	00009	12/12/25 12122025	202512 300-20700-10200	ASSESS TSFR S20 AA1 FY25	*	1,198.47	
		12/12/25 12122025	202512 300-20700-10200	ASSESS TSFR S20 AA2 FY25	*	192.84	
		12/12/25 12122025	202512 300-20700-10200	ASSESS TSFR S22 FY25	*	1,175.85	
				CYPRESS PARK ESTATES CDD/US BANK			2,567.16 000664
12/16/25	00009	12/12/25 12122025	202512 300-20700-10200	ASSESS TSFR S20 AA1 FY26	*	18,107.59	
		12/12/25 12122025	202512 300-20700-10200	ASSESS TSFR S20 AA2 FY26	*	2,913.59	
		12/12/25 12122025	202512 300-20700-10200	ASSESS TSFR S22 FY26	*	17,765.91	
				CYPRESS PARK ESTATES CDD/US BANK			38,787.09 000665
12/22/25	00042	12/16/25 12162025	202512 310-51300-11000	SUPERVISOR FEES-12.16.25	*	200.00	
				ALAN B METZGER			200.00 000666
12/22/25	00015	12/16/25 13758	202511 310-51300-31500	ATTORNEY SVCS-NOV25	*	338.00	
				KILINSKI VAN WYK PLLC			338.00 000667
12/22/25	00041	12/16/25 12162025	202512 310-51300-31500	SUPERVISOR FEES-12.16.25	*	200.00	
				KRISTINA BOLEN			200.00 000668
12/22/25	00056	12/16/25 12162025	202512 310-51300-11000	SUPERVISOR FEES-12.16.25	*	200.00	
				MARIA E. PEREZ			200.00 000669
12/22/25	00008	12/16/25 12162025	202512 310-51300-11000	SUPERVISOR FEES-12.16.25	*	200.00	
				MCKINZIE TERRILL			200.00 000670
12/22/25	00009	12/22/25 12222025	202512 300-20700-10200	ASSESSMENT TSFR S20 AA1	*	349,668.14	
		12/22/25 12222025	202512 300-20700-10200	ASSESSMENT TSFR S20 AA2	*	56,263.14	
		12/22/25 12222025	202512 300-20700-10200	ASSESSMENT TSFR S22	*	343,069.90	
				CYPRESS PARK ESTATES CDD/US BANK			749,001.18 000671
				CPE CYP PARK EST BOH			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/23/25	00045	12/23/25 12232025	202512 300-58100-10000	TSFR TRUIST GF-BU CR FY26	*	57,603.00	
				CYPRESS PARK ESTATES CO BANK UNITED			57,603.00 000672
12/23/25	00045	12/23/25 12232025	202512 300-10100-10100	EXCESS TSFR GF-BU #0934	*	400,000.00	
				CYPRESS PARK ESTATES CO BANK UNITED			400,000.00 000673
12/23/25	00052	10/20/25 99337	202510 330-57200-34500	SECURITY SVC-10.13.25	*	223.60	
				NATION SECURITY SERVICES LLC			223.60 000674
1/15/26	00029	1/12/26 GLC24812	202601 330-57200-48400	PLAYGROUND EQUIP-JAN26	*	858.00	
				GOVERNMENT LEASING, LLC			858.00 000675
1/15/26	00024	1/01/26 21706	202601 320-53800-46200	LANDSCAPE MAINT-JAN26	*	10,303.00	
				PRINCE & SONS INC.			10,303.00 000676
1/15/26	00034	12/31/25 12414696	202512 330-57200-34500	SECURITY SVCS-DEC25	*	2,650.38	
				SECURITAS SECURITY SERVICES USA, INC			2,650.38 000677
1/15/26	00009	1/13/26 01132026	202601 300-20700-10200	DEBT ASSESS TSFR S20AA1	*	32,021.50	
		1/13/26 01132026	202601 300-20700-10200	DEBT ASSESS TSFR S20AA2	*	5,152.40	
		1/13/26 01132026	202601 300-20700-10200	DEBT ASSESS TSFR S22	*	31,417.25	
				CYPRESS PARK ESTATES CDD/US BANK			68,591.15 000678
1/15/26	00021	12/24/25 8013699	202512 310-51300-32300	TRUSTEE FEES S2020A2 FY26	*	3,703.91	
		12/24/25 8013699	202512 300-15500-10000	TRUSTEE FEES S2020A2 FY27	*	740.78	
				US BANK			4,444.69 000679
1/20/26	00019	1/13/26 6633-01-	202601 310-51300-31200	SPECIAL ASSESS BOND S20A1	*	450.00	
		1/13/26 6633-01-	202601 310-51300-31200	SPECIAL ASSESS BOND S20A2	*	450.00	
				AMTEC			900.00 000680
1/20/26	00059	11/20/25 11202025	202511 320-53800-49000	WALL FIX LIGHTNING DAMAGE	*	9,849.87	
				FLORIDA WALL CONCEPTS, INC.			9,849.87 000681
				CPE CYP PARK EST BOH			

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO..... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
1/20/26	00003	1/01/26	220	202601	320	53800	34000			*	1,716.67		
			FIELD MANAGEMENT-JAN26										
		1/01/26	221	202601	310	51300	34000			*	3,862.50		
			MANAGEMENT FEES-JAN26										
		1/01/26	221	202601	310	51300	35200			*	108.17		
			WEBSITE ADMIN-JAN26										
		1/01/26	221	202601	310	51300	35100			*	162.25		
			INFORMATION TECH-JAN26										
		1/01/26	221	202601	310	51300	31300			*	631.17		
			DISSEMINATION SVCS-JAN26										
		1/01/26	221	202601	330	57200	48300			*	1,072.92		
			AMENITY ACCESS-JAN26										
		1/01/26	221	202601	310	51300	51000			*	.39		
			OFFICE SUPPLIES-JAN26										
		1/01/26	221	202601	310	51300	42000			*	110.15		
			POSTAGE-JAN26										
		1/01/26	221	202601	310	51300	42500			*	2.25		
			COPIES-JAN26										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,666.47	000682
1/20/26	00031	1/13/26	68849902	202601	330	57200	48100			*	40.00		
			PEST CONTROL-JAN26										
									MASSEY SERVICES INC.			40.00	000683
1/20/26	00043	1/13/26	217	202601	310	51300	42000			*	282.17		
			REIMBURSE OF POSTAGE FY26										
									POLK COUNTY TAX COLLECTOR			282.17	000684
1/20/26	00026	10/24/25	29340	202510	330	57200	48000			*	225.00		
			REPLACE GAS SHOCK ARM										
		10/29/25	29354	202510	330	57200	48000			*	225.00		
			RPLACE LIFE RING 10.29.25										
		11/12/25	29657	202511	330	57200	48000			*	225.00		
			RPLACE LIFE RING 11.12.25										
									RESORT POOL SERVICES			675.00	000685
1/20/26	00021	12/24/25	8012252	202512	310	51300	32300			*	3,703.91		
			TRUSTEE FEE S20 AA1 FY26										
		12/24/25	8012252	202512	300	15500	10000			*	740.78		
			TRUSTEE FEE S20 AA1 FY27										
									US BANK			4,444.69	000686
1/28/26	00053	1/19/26	22476748	202512	310	51300	31100			*	625.00		
			ENGINEER SVCS-DEC25										
									DEWBERRY ENGINEERS INC.			625.00	000687
									CPE CYP PARK EST BOH				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/28/26	00015	1/15/26 13976	202512 310-51300-31500	ATTORNEY SVCS-DEC25	*	1,239.20	
				KILINSKI VAN WYK PLLC			1,239.20 000688
1/28/26	00026	11/01/25 29385	202511 330-57200-48500	POOL MAINTENANCE-NOV25	*	1,975.00	
		11/01/25 29385	202511 320-53800-47500	FOUNTAIN MAINT-NOV25	*	150.00	
		12/01/25 29739	202512 330-57200-48500	POOL MAINTENANCE-DEC25	*	1,975.00	
		12/01/25 29739	202512 320-53800-47500	FOUNTAIN MAINT-DEC25	*	150.00	
				RESORT POOL SERVICES			4,250.00 000689
2/03/26	00037	2/06/25 02062025	202602 310-51300-11000	SUPERVISOR FEE-02.06.25	*	200.00	
				ALLAN E. KEEN			200.00 000690
2/03/26	00028	12/19/25 16780	202512 330-57200-48200	CLEANING SVCS-DEC25	*	995.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			995.00 000691
2/03/26	00024	12/31/25 21815	202512 320-53800-46201	SABLE PALM TRIMMING	*	1,785.00	
		12/31/25 21816	202512 320-53800-47300	RPLC NOZZLES/FIX BREAK	*	116.98	
		1/19/26 21936	202601 320-53800-46201	COCO BROWN MULCH	*	2,100.00	
		2/01/26 22109	202602 320-53800-46200	LANDSCAPE MAINT-FEB26	*	10,303.00	
				PRINCE & SONS INC.			14,304.98 000692
2/03/26	00026	1/22/26 30376	202601 330-57200-48000	REPAIR LOOSE STONE 6FT	*	850.00	
				RESORT POOL SERVICES			850.00 000693
TOTAL FOR BANK A						1,408,416.94	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/16/25	00046	12/16/25 12162025	202512 300-10100-10000	TSFR BU GF TO TRUIST GF	*	20,000.00	
CYPRESS PARK ESTATES CDD							20,000.00 000012
TOTAL FOR BANK B						20,000.00	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/16/25	00050	11/26/25 2937-11. 202511 320-53800-43200	959 SABAL POINT-NOV25		*	54.28	
		11/26/25 3696-11. 202511 320-53800-43200	5150 E JOHNSON AVE-NOV25		*	1,327.99	
		11/26/25 4455-11. 202511 320-53800-43200	4975 BAKER DAIRY RD-NOV25		*	556.18	
		11/26/25 7111-11. 202511 330-57200-43200	1209 TUPELO TRAIL-NOV25		*	890.74	
			CITY OF HAINES CITY				2,829.19 080023
12/16/25	00013	12/01/25 3331-11. 202511 330-57200-43000	675 SILVER PALM DR-NOV25		*	1,612.13	
			DUKE ENERGY				1,612.13 080024
12/22/25	00058	11/19/25 4453-12. 202512 330-57200-44000	675 SILVER PALMS DR-DEC25		*	110.00	
			CHARTER COMMUNICATIONS				110.00 080025
12/22/25	00013	12/12/25 8877-11. 202511 320-53800-43000	175 BOTTLE BRUSH-NOV25		*	26.15	
			DUKE ENERGY				26.15 080026
12/22/25	00013	12/16/25 3346-12. 202512 320-53800-43000	5150 E JOHNSON AVE-DEC25		*	594.84	
			DUKE ENERGY				594.84 080027
1/09/26	00058	12/19/25 4453-01. 202601 330-57200-44000	675 SILVER PALM DR-JAN26		*	110.00	
			CHARTER COMMUNICATIONS				110.00 080028
1/09/26	00050	12/31/25 2937-12. 202512 320-53800-43200	959 SABAL POINT-DEC25		*	98.47	
		12/31/25 3696-12. 202512 320-53800-43200	5150 E JOHNSON AVE-DEC25		*	1,879.06	
		12/31/25 4455-12. 202512 320-53800-43200	4975 BAKER DAIRY RD-DEC25		*	556.18	
		12/31/25 7111-12. 202512 330-57200-43200	1209 TUPELO TRAIL-DEC25		*	4,021.02	
			CITY OF HAINES CITY				6,554.73 080029
1/09/26	00013	12/12/25 2357-12. 202512 320-53800-43000	331 BOTTLE BRUSH DR-DEC25		*	53.89	
			DUKE ENERGY				53.89 080030
1/09/26	00013	12/12/25 4973-12. 202512 320-53800-43000	676 SILVER PALM DR-DEC25		*	32.49	
			DUKE ENERGY				32.49 080031
			CPE CYP PARK EST BOH				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/09/26	00013	12/22/25 4721-12. 0 BAKER DAIRY RD-DEC25	202512 320-53800-43100	DUKE ENERGY	*	484.62	484.62 080032
1/09/26	00013	12/26/25 3510-12. 0 BAKER DAIRY LITE-DEC25	202512 320-53800-43100	DUKE ENERGY	*	1,837.68	1,837.68 080033
1/09/26	00013	1/02/26 3331-12. 675 SILVER PALM DR-DEC25	202512 330-57200-43000	DUKE ENERGY	*	2,120.05	2,120.05 080034
1/28/26	00058	1/19/26 4453-02. 675 SILVER PALM DR-FEB26	202601 300-15500-10000	CHARTER COMMUNICATIONS	*	110.00	110.00 080035
1/28/26	00013	1/15/26 2357-01. 331 BOTTLE BRUSH DR-JAN26	202601 320-53800-43000	DUKE ENERGY	*	57.11	57.11 080036
1/28/26	00013	1/15/26 4973-01. 676 SILVER PALM DR-JAN26	202601 320-53800-43000	DUKE ENERGY	*	32.49	32.49 080037
1/28/26	00013	1/23/26 4721-01. 0 BAKER DAIRY RD-JAN26	202601 320-53800-43100	DUKE ENERGY	*	488.56	488.56 080038
1/28/26	00013	1/15/26 8877-12. 175 BOTTLE BRUSH DR-DEC25	202512 320-53800-43000	DUKE ENERGY	*	30.29	30.29 080039
1/28/26	00013	1/20/26 3346-01. 5150 E JOHNSON AVE-JAN26	202601 320-53800-43000	DUKE ENERGY	*	929.64	929.64 080040
TOTAL FOR BANK Z						18,013.86	
TOTAL FOR REGISTER						1,446,430.80	

SECTION ii

Cypress Park Estates
Community Development District

Unaudited Financial Reporting
January 31, 2026



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6	<u>Capital Projects Fund Series 2022</u>
7	<u>Capital Reserve Fund</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt</u>
11	<u>Assessment Receipt Schedule</u>

Cypress Park Estates
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 193,922	\$ -	\$ -	\$ -	\$ 193,922
Money Market Account	\$ 449,746	\$ -	\$ 217,448	\$ -	\$ 667,193
Investments:					
Series 2020 A1					
Reserve	\$ -	\$ 221,250	\$ -	\$ -	\$ 221,250
Revenue	\$ -	\$ 487,417	\$ -	\$ -	\$ 487,417
Series 2020 A2					
Reserve	\$ -	\$ 35,578	\$ -	\$ -	\$ 35,578
Revenue	\$ -	\$ 82,259	\$ -	\$ -	\$ 82,259
Series 2022					
Reserve	\$ -	\$ 216,663	\$ -	\$ -	\$ 216,663
Revenue	\$ -	\$ 490,207	\$ -	\$ -	\$ 490,207
Construction Phase 3	\$ -	\$ -	\$ -	\$ 275	\$ 275
Due from General Fund	\$ -	\$ 1,575	\$ -	\$ -	\$ 1,575
Prepaid Expenses	\$ 1,592	\$ -	\$ -	\$ -	\$ 1,592
Total Assets	\$ 645,260	\$ 1,534,949	\$ 217,448	\$ 275	\$ 2,397,931
Liabilities:					
Accounts Payable	\$ 17,718	\$ -	\$ -	\$ -	\$ 17,718
Due to Debt Service	\$ 1,575	\$ -	\$ -	\$ -	\$ 1,575
Total Liabilities	\$ 19,293	\$ -	\$ -	\$ -	\$ 19,293
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,592	\$ -	\$ -	\$ -	\$ 1,592
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 827,358	\$ -	\$ -	\$ 827,358
Debt Service - Series 2022	\$ -	\$ 707,591	\$ -	\$ -	\$ 707,591
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ 275	\$ 275
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 217,448	\$ -	\$ 217,448
Unassigned	\$ 624,375	\$ -	\$ -	\$ -	\$ 624,375
Total Fund Balances	\$ 625,966	\$ 1,534,949	\$ 217,448	\$ 275	\$ 2,378,638
Total Liabilities & Fund Balance	\$ 645,260	\$ 1,534,949	\$ 217,448	\$ 275	\$ 2,397,931

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 762,566	\$ 690,243	\$ 690,243	\$ -
Interest Income	\$ 5,568	\$ 1,856	\$ 3,473	\$ 1,617
Miscellaneous Income	\$ -	\$ -	\$ 1,493	\$ 1,493
Total Revenues	\$ 768,134	\$ 692,099	\$ 695,209	\$ 3,111
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 800	\$ 3,200
Engineer Fees	\$ 10,000	\$ 3,333	\$ 625	\$ 2,708
Attorney Fees	\$ 30,000	\$ 10,000	\$ 2,474	\$ 7,526
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Dissemination	\$ 7,574	\$ 2,525	\$ 2,525	\$ (0)
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Trustee Fees	\$ 13,332	\$ 11,442	\$ 11,442	\$ -
Management Fees	\$ 46,350	\$ 15,450	\$ 15,450	\$ -
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Website Maintenance	\$ 1,298	\$ 433	\$ 433	\$ (0)
Postage & Delivery	\$ 500	\$ 167	\$ 708	\$ (542)
Insurance	\$ 8,810	\$ 8,810	\$ 6,810	\$ 2,000
Copies	\$ 100	\$ 100	\$ 143	\$ (43)
Legal Advertising	\$ 2,000	\$ 667	\$ 1,015	\$ (348)
Other Current Charges	\$ 1,000	\$ 333	\$ 177	\$ 156
Office Supplies	\$ 50	\$ 17	\$ 2	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 146,817	\$ 65,182	\$ 50,510	\$ 14,672

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 17,958	\$ 17,958	\$ 15,954	\$ 2,004
Field Management	\$ 20,600	\$ 6,867	\$ 6,867	\$ (0)
Landscape Maintenance	\$ 135,500	\$ 45,167	\$ 41,212	\$ 3,955
Landscape Replacement	\$ 45,000	\$ 15,000	\$ 3,885	\$ 11,115
Streetlights	\$ 25,000	\$ 8,333	\$ 9,308	\$ (975)
Electric	\$ 13,300	\$ 4,433	\$ 3,277	\$ 1,156
Water & Sewer	\$ 45,000	\$ 15,000	\$ 8,937	\$ 6,063
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 6,000	\$ 2,000	\$ 469	\$ 1,531
Fountain Maintenance	\$ 1,800	\$ 600	\$ 600	\$ -
General Repairs & Maintenance	\$ 25,000	\$ 8,333	\$ 1,740	\$ 6,593
Contingency	\$ 10,000	\$ 3,333	\$ 9,850	\$ (6,517)
Subtotal Field Expenditures	\$ 347,658	\$ 127,858	\$ 102,100	\$ 25,758
Amenity Expenditures				
Amenity - Electric	\$ 25,000	\$ 8,333	\$ 7,691	\$ 643
Amenity - Water	\$ 20,500	\$ 6,833	\$ 6,362	\$ 472
Playground Lease	\$ 36,107	\$ 36,107	\$ 38,879	\$ (2,772)
Internet	\$ 1,200	\$ 400	\$ 330	\$ 70
Pest Control	\$ 4,708	\$ 1,569	\$ 400	\$ 1,169
Janitorial Service	\$ 14,705	\$ 4,902	\$ 2,975	\$ 1,927
Amenity Access	\$ 12,875	\$ 4,292	\$ 4,292	\$ (0)
Security Services	\$ 54,054	\$ 18,018	\$ 11,276	\$ 6,742
Pool Maintenance	\$ 24,408	\$ 8,136	\$ 7,955	\$ 181
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 1,938	\$ 3,062
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Subtotal Amenity Expenditures	\$ 216,057	\$ 96,090	\$ 82,098	\$ 13,992
Total Operations & Maintenance	\$ 563,715	\$ 223,948	\$ 184,197	\$ 39,751
Total Expenditures	\$ 710,532	\$ 289,130	\$ 234,707	\$ 54,423
Excess (Deficiency) of Revenues over Expenditures	\$ 57,603	\$ 402,969	\$ 460,502	\$ (51,312)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (57,603)	\$ (57,603)	\$ (57,603)	\$ -
Total Other Financing Sources/(Uses)	\$ (57,603)	\$ (57,603)	\$ (57,603)	\$ -
Net Change in Fund Balance	\$ (0)		\$ 402,899	
Fund Balance - Beginning	\$ -		\$ 223,067	
Fund Balance - Ending	\$ (0)		\$ 625,966	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2020 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Assessments - A1	\$ 442,500	\$ 400,533	\$ 400,533	\$ -
Assessments - A2	\$ 71,200	\$ 64,447	\$ 64,447	\$ -
Interest	\$ 11,696	\$ 3,899	\$ 5,500	\$ 1,602
Total Revenues	\$ 525,396	\$ 468,879	\$ 470,480	\$ 1,602
Expenditures:				
Series 2020 A1				
Interest - 11/1	\$ 138,216	\$ 138,216	\$ 138,216	\$ -
Principal - 5/1	\$ 165,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 138,216	\$ -	\$ -	\$ -
Series 2020 A2				
Interest - 11/1	\$ 22,378	\$ 22,378	\$ 22,378	\$ -
Principal - 5/1	\$ 25,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 22,378	\$ -	\$ -	\$ -
Total Expenditures	\$ 511,188	\$ 160,594	\$ 160,594	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 14,209	\$ 308,285	\$ 309,887	\$ 1,602
Fund Balance - Beginning	\$ 626,020		\$ 517,471	
Fund Balance - Ending	\$ 640,229		\$ 827,358	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Assessments	\$ 434,150	\$ 392,975	\$ 392,975	\$ -
Interest	\$ 9,891	\$ 3,297	\$ 4,732	\$ 1,435
Total Revenues	\$ 444,041	\$ 396,271	\$ 397,707	\$ 1,435
Expenditures:				
Series 2022				
Interest - 11/1	\$ 158,875	\$ 158,875	\$ 158,875	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 158,875	\$ -	\$ -	\$ -
Total Expenditures	\$ 432,750	\$ 158,875	\$ 158,875	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,291	\$ 237,396	\$ 238,832	\$ 1,435
Net Change in Fund Balance	\$ 11,291		\$ 238,832	
Fund Balance - Beginning	\$ 251,412		\$ 468,760	
Fund Balance - Ending	\$ 262,703		\$ 707,591	

Cypress Park Estates

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 3	\$ 3
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3	\$ 3
Net Change in Fund Balance	\$ -		\$ 3	
Fund Balance - Beginning	\$ -		\$ 272	
Fund Balance - Ending	\$ -		\$ 275	

Cypress Park Estates

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Budget	Actual Thru 01/31/26	Variance
Revenues				
Interest Income	\$ 2,813	\$ 938	\$ 2,115	\$ 1,178
Total Revenues	\$ 2,813	\$ 938	\$ 2,115	\$ 1,178
Expenditures:				
Special Projects	\$ 75,000	\$ 25,000	\$ -	\$ 25,000
Total Expenditures	\$ 75,000	\$ 25,000	\$ -	\$ 25,000
Excess (Deficiency) of Revenues over Expenditures	\$ (72,187)	\$ (24,062)	\$ 2,115	\$ (23,822)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 57,603	\$ 57,603	\$ 57,603	\$ -
Total Other Financing Sources/(Uses)	\$ 57,603	\$ 57,603	\$ 57,603	\$ -
Net Change in Fund Balance	\$ (14,584)		\$ 59,718	
Fund Balance - Beginning	\$ 33,544		\$ 157,729	
Fund Balance - Ending	\$ 18,960		\$ 217,448	

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 18,810	\$ 661,941	\$ 9,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	690,243
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Income	\$ -	\$ 30	\$ -	\$ 1,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,493
Interest	\$ 496	\$ 319	\$ 722	\$ 1,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,473
Total Revenues	\$ 496	\$ 19,159	\$ 662,663	\$ 12,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	695,209
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Engineer Fees	\$ -	\$ -	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	625
Attorney Fees	\$ 897	\$ 338	\$ 1,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,474
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Dissemination	\$ 631	\$ 631	\$ 631	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,525
Arbitrage	\$ 450	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,350
Trustee Fees	\$ 4,034	\$ -	\$ 7,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,442
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,450
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	649
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	433
Postage & Delivery	\$ 97	\$ 116	\$ 103	\$ 392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	708
Insurance	\$ 6,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,810
Copies	\$ 65	\$ 76	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	143
Legal Advertising	\$ -	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,015
Other Current Charges	\$ 44	\$ 45	\$ 44	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	177
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 23,068	\$ 6,354	\$ 14,983	\$ 6,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,510

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 15,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,954
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,867
Landscape Maintenance	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,212
Landscape Replacement	\$ -	\$ -	\$ 1,785	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,885
Streetlights	\$ 2,322	\$ 2,322	\$ 2,322	\$ 2,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,308
Electric	\$ 829	\$ 717	\$ 712	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,277
Water & Sewer	\$ 2,491	\$ 1,938	\$ 2,534	\$ 1,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,937
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 99	\$ 254	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	469
Fountain Maintenance	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
General Repairs & Maintenance	\$ 1,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,740
Contingency	\$ -	\$ 9,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,850
Subtotal Field Expenditures	\$ 35,604	\$ 27,251	\$ 19,639	\$ 19,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,100
Amenity Expenditures													
Amenity - Electric	\$ 1,985	\$ 1,612	\$ 2,120	\$ 1,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,691
Amenity - Water	\$ 297	\$ 891	\$ 4,021	\$ 1,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,362
Playground Lease	\$ 36,305	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,879
Internet	\$ -	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	330
Pest Control	\$ 280	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Janitorial Service	\$ 985	\$ 995	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,975
Amenity Access	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,292
Security Services	\$ 2,927	\$ 2,907	\$ 2,650	\$ 2,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,276
Pool Maintenance	\$ 2,030	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,955
Amenity Repairs & Maintenance	\$ 863	\$ 225	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,938
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 46,745	\$ 10,685	\$ 13,842	\$ 10,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	82,098
Total Operations & Maintenance	\$ 82,350	\$ 37,937	\$ 33,482	\$ 30,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	184,197
Total Expenditures	\$ 105,418	\$ 44,291	\$ 48,465	\$ 36,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	234,707
Excess (Deficiency) of Revenues over Expenditures	\$ (104,922)	\$ (25,132)	\$ 614,198	\$ (23,641)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	460,502
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ (57,603)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(57,603)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ (57,603)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(57,603)
Net Change in Fund Balance	\$ (104,922)	\$ (25,132)	\$ 556,595	\$ (23,641)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	402,899

Cypress Park Estate

Community Development District

Long Term Debt Report

Series 2020-A1, Special Assessment Revenue Bonds	
Interest Rate:	2.625%, 3.250%, 3.875%, 4.000%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$221,250
Reserve Fund Balance	\$221,250
Bonds Outstanding - 11/12/2020	\$7,770,000
Less: Principal Payment - 5/1/22	(\$150,000)
Less: Principal Payment - 5/1/23	(\$155,000)
Less: Principal Payment - 5/1/24	(\$155,000)
Less: Principal Payment - 5/1/25	(\$160,000)
Current Bonds Outstanding	\$7,150,000

Series 2020-A2, Special Assessment Revenue Bonds	
Interest Rate:	4.000%, 4.125%
Maturity Date:	5/1/2051
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$35,578
Reserve Fund Balance	\$35,578
Bonds Outstanding - 11/12/2020	\$1,185,000
Less: Principal Payment - 5/1/22	(\$20,000)
Less: Principal Payment - 5/1/23	(\$20,000)
Less: Principal Payment - 5/1/24	(\$20,000)
Less: Principal Payment - 5/1/25	(\$25,000)
Current Bonds Outstanding	\$1,100,000

Series 2022, Special Assessment Revenue Bonds	
Interest Rate:	4.375%, 4.750%, 5.000%, 5.125%
Maturity Date:	5/1/2052
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$216,663
Reserve Fund Balance	\$216,663
Bonds Outstanding - 06/15/2022	\$7,865,000
Less: Principal Payment - 5/1/23	(\$120,000)
Less: Special Call 11/1/23	(\$1,195,000)
Less: Principal Payment - 5/1/24	(\$105,000)
Less: Principal Payment - 5/1/25	(\$110,000)
Current Bonds Outstanding	\$6,335,000

Cypress Park Estates
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	819,965.14	\$	475,807.86	\$	76,559.58	\$	466,829.35	\$	1,839,161.93
Net Assessments	\$	762,567.58	\$	442,501.31	\$	71,200.41	\$	434,151.30	\$	1,710,420.59

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	45% 26% 4% 25% 100%				
							General Fund	2020 AA1 Debt Service	2020 AA2 Debt Service	2022 Debt Service	Total
11/10/25	10/20-10/21/2025	\$ 1,701.74	\$ (71.01)	\$ (32.61)	\$ -	\$ 1,598.12	\$ 712.49	\$ 413.45	\$ 66.53	\$ 405.65	\$ 1,598.12
11/10/25	10/20-10/21/2025	\$ 1,476.76	\$ (61.62)	\$ (28.30)	\$ -	\$ 1,386.84	\$ 618.30	\$ 358.79	\$ 57.73	\$ 352.02	\$ 1,386.84
11/21/25	11/01-11/07/25	\$ 14,516.17	\$ (580.64)	\$ (278.71)	\$ -	\$ 13,656.82	\$ 6,088.71	\$ 3,533.14	\$ 568.50	\$ 3,466.47	\$ 13,656.82
11/21/25	11/01-11/07/25	\$ 11,663.80	\$ (466.54)	\$ (223.95)	\$ -	\$ 10,973.31	\$ 4,892.31	\$ 2,838.89	\$ 456.79	\$ 2,785.32	\$ 10,973.31
11/26/25	11/08-11/15/25	\$ 8,494.65	\$ (339.78)	\$ (163.10)	\$ -	\$ 7,991.77	\$ 3,563.02	\$ 2,067.54	\$ 332.68	\$ 2,028.53	\$ 7,991.77
11/26/25	11/08-11/15/25	\$ 6,998.28	\$ (279.91)	\$ (134.37)	\$ -	\$ 6,584.00	\$ 2,935.39	\$ 1,703.34	\$ 274.07	\$ 1,671.20	\$ 6,584.00
12/8/25	11/16-11/25/25	\$ 16,720.49	\$ (668.85)	\$ (321.03)	\$ -	\$ 15,730.61	\$ 7,013.28	\$ 4,069.65	\$ 654.82	\$ 3,992.86	\$ 15,730.61
12/8/25	11/16-11/25/25	\$ 12,830.18	\$ (513.19)	\$ (246.34)	\$ -	\$ 12,070.65	\$ 5,381.53	\$ 3,122.79	\$ 502.47	\$ 3,063.86	\$ 12,070.65
12/19/25	11/26-11/30/25	\$ 803,013.33	\$ (32,120.85)	\$ (15,417.85)	\$ -	\$ 755,474.63	\$ 336,818.01	\$ 195,448.13	\$ 31,448.47	\$ 191,760.02	\$ 755,474.63
12/19/25	11/26-11/30/25	\$ 653,172.80	\$ (26,126.58)	\$ (12,540.92)	\$ -	\$ 614,505.30	\$ 273,968.77	\$ 158,978.09	\$ 25,580.27	\$ 155,978.17	\$ 614,505.30
12/31/25	12/01-12/15/25	\$ 61,774.47	\$ (2,457.75)	\$ (1,186.33)	\$ -	\$ 58,130.39	\$ 25,916.64	\$ 15,038.86	\$ 2,419.82	\$ 14,755.07	\$ 58,130.39
12/31/25	12/01-12/15/25	\$ 50,154.34	\$ (1,994.33)	\$ (963.20)	\$ -	\$ 47,196.81	\$ 21,042.06	\$ 12,210.24	\$ 1,964.68	\$ 11,979.83	\$ 47,196.81
12/31/25	INV#4652311	\$ (10,191.97)	\$ -	\$ -	\$ -	\$ (10,191.97)	\$ (4,543.94)	\$ (2,636.76)	\$ (424.27)	\$ (2,587.00)	\$ (10,191.97)
12/31/25	INV#4652312	\$ (8,199.65)	\$ -	\$ -	\$ -	\$ (8,199.65)	\$ (3,655.71)	\$ (2,121.32)	\$ (341.33)	\$ (2,081.29)	\$ (8,199.65)
1/9/26	12/16-12/31/25	\$ 12,666.35	\$ (1,764.06)	\$ (218.05)	\$ -	\$ 10,684.24	\$ 4,763.42	\$ 2,764.11	\$ 444.76	\$ 2,711.95	\$ 10,684.24
1/9/26	12/16-12/31/25	\$ 9,312.08	\$ (1,390.91)	\$ (158.42)	\$ -	\$ 7,762.75	\$ 3,460.92	\$ 2,008.29	\$ 323.14	\$ 1,970.40	\$ 7,762.75
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,569.21	\$ 1,569.21	\$ 699.61	\$ 405.97	\$ 65.32	\$ 398.31	\$ 1,569.21
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,273.31	\$ 1,273.31	\$ 567.69	\$ 329.42	\$ 53.00	\$ 323.20	\$ 1,273.31
Total		\$ 1,646,103.82	\$ (68,836.02)	\$ (31,913.18)	\$ 2,842.52	\$ 1,548,197.14	\$ 690,242.50	\$ 400,532.62	\$ 64,447.45	\$ 392,974.57	\$ 1,548,197.14

90.52% Net Percent Collected
\$ 162,223.45 Balance Remaining to Collect