Cypress Park Estates

Community Development District

Adopted Budget

FY 2027

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Cypress Park Estates
Community Development District
Adopted Budget
General Fund

Description		Adopted Budget FY2026		Actuals Thru 6/30/26		Projected Next 3 Months		Projected Thru 9/30/26		Adopted Budget FY2027
Revenues										
Assessments - On Roll	$	762,566	$	767,659	$	-	$	767,659	$	762,566
Interest Income	$	5,568	$	10,339	$	600	$	10,939	$	5,469
Miscellaneous Income	$	-	$	1,523	$	-	$	1,523	$	-
Total Revenues	**$**	**768,134**	**$**	**779,521**	**$**	**600**	**$**	**780,121**	**$**	**768,036**
Expenditures										
General & Administrative:										
Supervisor Fees	$	12,000	$	2,800	$	3,000	$	5,800	$	12,000
Engineer Fees	$	10,000	$	4,971	$	5,029	$	10,000	$	10,000
Attorney Fees	$	30,000	$	9,034	$	3,300	$	12,334	$	25,000
Annual Audit	$	4,600	$	4,600	$	-	$	4,600	$	4,700
Assessment Administration	$	5,732	$	5,732	$	-	$	5,732	$	6,019
Dissemination	$	7,574	$	5,681	$	1,894	$	7,574	$	7,953
Arbitrage	$	1,350	$	1,350	$	-	$	1,350	$	1,350
Trustee Fees	$	13,332	$	11,442	$	1,890	$	13,332	$	13,332
Management Fees	$	46,350	$	34,763	$	11,588	$	46,350	$	48,668
Information Technology	$	1,947	$	1,460	$	487	$	1,947	$	2,044
Website Maintenance	$	1,298	$	974	$	325	$	1,298	$	1,363
Postage & Delivery	$	500	$	1,419	$	300	$	1,719	$	1,500
Insurance	$	8,810	$	6,810	$	-	$	6,810	$	7,491
Copies	$	100	$	154	$	75	$	229	$	350
Legal Advertising	$	2,000	$	1,939	$	750	$	2,689	$	3,000
Other Current Charges	$	1,000	$	443	$	150	$	593	$	1,000
Office Supplies	$	50	$	69	$	13	$	81	$	100
Dues, Licenses & Subscriptions	$	175	$	175	$	-	$	175	$	175
Total Administrative	**$**	**146,817**	**$**	**93,814**	**$**	**28,799**	**$**	**122,613**	**$**	**146,044**
Operations & Maintenance										
Field Expenditures										
Property Insurance	$	17,958	$	16,566	$	-	$	16,566	$	15,156
Field Management	$	20,600	$	15,450	$	5,150	$	20,600	$	21,630
Landscape Maintenance	$	135,500	$	92,727	$	30,909	$	123,636	$	136,000
Landscape Replacement	$	45,000	$	4,785	$	11,250	$	16,035	$	45,000
Streetlights	$	25,000	$	20,626	$	7,050	$	27,676	$	30,000
Electric	$	13,300	$	6,971	$	3,400	$	10,371	$	12,500
Water & Sewer	$	45,000	$	21,356	$	8,400	$	29,756	$	35,000
Sidewalk & Asphalt Maintenance	$	2,500	$	-	$	625	$	625	$	2,500
Irrigation Repairs	$	6,000	$	2,229	$	2,000	$	4,229	$	6,000
Fountain Maintenance	$	1,800	$	1,350	$	450	$	1,800	$	1,900
General Repairs & Maintenance	$	25,000	$	12,172	$	6,250	$	18,422	$	20,000
Reserve Study	$	-	$	-	$	-	$	-	$	6,500
Stormwater Maintenance	$	-	$	-	$	-	$	-	$	30,000
Contingency	$	10,000	$	10,135	$	-	$	10,135	$	11,706
Subtotal Field Expenditures	**$**	**347,658**	**$**	**204,367**	**$**	**75,484**	**$**	**279,851**	**$**	**373,892**

Cypress Park Estates
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Amenity Expenditures					
Amenity - Electric	$ 25,000	$ 14,294	$ 8,800	$ 23,094	$ 25,000
Amenity - Water	$ 20,500	$ 12,975	$ 4,800	$ 17,775	$ 20,000
Playground Lease	$ 36,107	$ 54,000	$ -	$ 54,000	$ -
Internet	$ 1,200	$ 880	$ 330	$ 1,210	$ 1,500
Pest Control	$ 4,708	$ 600	$ 120	$ 720	$ 1,500
Janitorial Services	$ 14,705	$ 8,225	$ 4,000	$ 12,225	$ 16,000
Amenity Management	$ 12,875	$ 9,656	$ 3,219	$ 12,875	$ 13,519
Security Services	$ 54,054	$ 27,624	$ 13,514	$ 41,138	$ 63,500
Pool Maintenance	$ 24,408	$ 17,830	$ 5,925	$ 23,755	$ 24,300
Swimming Pool Permit	$ -	$ 280	$ -	$ 280	$ 280
Amenity Repairs & Maintenance	$ 15,000	$ 8,257	$ 3,750	$ 12,007	$ 15,000
Contingency	$ 7,500	$ -	$ 1,875	$ 1,875	$ 7,500
Subtotal Amenity Expenditures	**$ 216,057**	**$ 154,622**	**$ 46,332**	**$ 200,954**	**$ 188,099**
Total Operations & Maintenance	**$ 563,715**	**$ 358,988**	**$ 121,816**	**$ 480,805**	**$ 561,991**
Other Expenditures					
Capital Reserves	$ 57,603	$ 57,603	$ -	$ 57,603	$ 60,000
Total Other Expenditures	**$ 57,603**	**$ 57,603**	**$ -**	**$ 57,603**	**$ 60,000**
Total Expenditures	**$ 768,134**	**$ 510,405**	**$ 150,615**	**$ 661,020**	**$ 768,036**
Excess Revenues/(Expenditures)	$ (0)	$ 269,116	$ (150,015)	$ 119,101	$ -

Net Assessments	$762,566.24
Add: Discounts & Collections 7%	$57,397.46
Gross Assessments	$819,963.70
Assessable Units	703
Per Unit Gross Assessment	$1,166.38
FY26 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 earnings from funds held in the District's operating and reserve accounts.

Miscellaneous Income

Represents revenue received by the District that does not fall under a specifically defined revenue category, such as returned check fees, copy fees, record request fees, or other incidental charges collected during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Represents compensation for Board of Supervisors members in accordance with Chapter 190, Florida Statutes, which allows up to $200 per meeting, not to exceed $4,800 annually per Supervisor for the performance of District business.

Engineer Fees

Represents general engineering services provided by Dewberry Engineers Inc., including but not limited to attendance and preparation for monthly Board meetings, review of invoices, and support for various projects as directed by the Board of Supervisors and the District Manager.

Attorney Fees

Represents general legal services provided by Kilinski Van Wyk, PLLC, including but not limited to attendance and preparation for meetings, preparation and review of agreements and resolutions, and other legal matters as directed by the Board of Supervisors and the District Manager.

Annual Audit

Represents the cost associated with the District's annual independent audit of its financial records, as required by Florida Statutes. These services are provided by Grau & Associates, an independent certified public accountant.

Assessment Administration

Represents costs associated with the levy and administration of non-ad valorem assessments on all assessable property within the District, provided by Governmental Management Services – Central Florida, LLC.

Dissemination

Represents costs associated with compliance with Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), including required reporting for the District's Series 2020 A1, Series 2020 A2, and Series 2022 Bonds. These services are provided by Governmental Management Services – Central Florida, LLC.

Arbitrage

Represents the cost of arbitrage rebate calculation services provided by American Municipal Tax-Exempt Compliance (AMTEC) for the District's Series 2020 A1, Series 2020 A2, and Series 2022 Bonds in accordance with federal requirements.

Trustee Fees

Represents costs associated with trustee services for the District's outstanding bond issuances, provided by U.S. Bank, including the administration of bond funds, processing of payments, and compliance with trust indenture requirements.

Management Fees

Represents costs associated with management, accounting, and administrative services provided under a Management Agreement with Governmental Management Services – Central Florida, LLC, including but not limited to recording and transcription of Board meetings, administrative services, budget preparation, financial reporting, and coordination of the annual audit.

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

Represents costs associated with mailing of Board meeting agenda packages, overnight deliveries, and general correspondence for District operations.

Insurance

Represents costs associated with the District's general liability and public officials' liability insurance coverage provided by the Florida Insurance Alliance (FIA), which specializes in serving governmental entities.

Copies

Represents costs associated with printing agenda materials for Board meetings, printing of computerized checks, stationery, envelopes, and related supplies.

Legal Advertising

Represents costs associated with advertising required notices for Board meetings, public hearings, and other official District actions in a newspaper of general circulation.

Cypress Park Estates
Community Development District
General Fund Budget

Other Current Charges

Represents bank charges and other miscellaneous expenses incurred during the fiscal year.

Office Supplies

Represents costs for office supplies purchased during the fiscal year, including paper, minute books, file folders, labels, paper clips, and related items.

Dues, Licenses & Subscriptions

Represents the annual special district fee of $175 paid to the Florida Department of Commerce, as required by Florida Statutes, to maintain the District's active status and compliance with state reporting requirements.

Operations & Maintenance:

Field Expenditures

Property Insurance

Represents costs associated with the District's property insurance coverage provided by the Florida Insurance Alliance (FIA), which specializes in serving governmental entities.

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

Represents costs associated with landscape maintenance services provided by Prince & Sons, Inc., including mowing, edging, trimming, cleanup, detailing, pruning, and irrigation system maintenance throughout the District.

Landscape Replacement

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

Streetlights

Represents costs associated with streetlight usage within the District's common areas, provided by Duke Energy.

Electric

Represents electric utility costs for common areas throughout the District, provided by Duke Energy.

Water & Sewer

Represents costs for water and refuse services for common areas throughout the District, provided by the City of Haines City.

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

Represents costs associated with maintaining and repairing the District's irrigation system, including sprinklers and irrigation wells, provided by Prince & Sons, Inc.

Fountain Maintenance

Represents costs associated with maintaining and repairing the entrance fountain, provided by Resort Pool Services.

General Repairs & Maintenance

Represents estimated costs associated with general repairs and maintenance of the District's common areas, including upkeep and repair of fences, monuments, lighting, and other District assets.

Reserve Study

Represents the cost to conduct a reserve study to evaluate the condition and useful life of the District's capital assets and assist in planning for future repair and replacement needs.

Stormwater Maintenance

Represents costs associated with the maintenance of the District's stormwater management system, including ponds, control structures, and related infrastructure.

Contingency

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

Amenity Expenditures

Amenity - Electric

Represents electric utility costs for the District's amenity facilities, provided by Duke Energy.

Amenity – Water

Represents water utility costs for the District's amenity facilities, provided by the City of Haines City.

Internet

Represents costs associated with internet service for the District's amenity facilities, provided by Spectrum Internet.

Pest Control

Represents costs associated with pest control services for the District's amenity facilities, provided by Massey Services, Inc.

Janitorial Services

Represents costs associated with janitorial services and supplies for the District's amenity facilities, including routine cleaning, sanitation, and restocking of supplies, provided by CSS Clean Star Services of Central Florida.

Amenity Management

Represents costs associated with amenity management services provided by Governmental Management Services – Central Florida, LLC, including access card issuance, resident verification, keycard troubleshooting, monitoring of amenity facilities, enforcement of amenity policies, and communication with residents.

Security Services

Represents costs associated with security services for the District's amenity facilities, including routine patrols, monitoring, and general oversight to enhance safety and security.

Pool Maintenance

Represents costs associated with routine cleaning, chemical treatment, and maintenance of the District's pool facilities, provided by Resort Pool Services.

Swimming Pool Permit

Represents the annual permit fee required to operate the District's swimming pool facility in compliance with state and local health department regulations.

Amenity Repairs & Maintenance

Represents estimated costs associated with repairs and maintenance of the District's amenity facilities, including upkeep of buildings, equipment, and other amenity assets to ensure proper operation and appearance.

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

Represents funds collected and set aside for the future replacement, repair, and acquisition of capital improvements throughout the District, ensuring the long-term maintenance and sustainability of District assets.

Cypress Park Estates
Community Development District

Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Carry Forward Surplus	$ 33,544	$ 157,729	$ -	$ 157,729	$ 146,147
Interest	$ 2,813	$ 4,652	$ 1,163	$ 5,815	$ 2,813
Total Revenues	**$ 36,357**	**$ 162,381**	**$ 1,163**	**$ 163,544**	**$ 148,960**
Expenditures					
Special Projects	$ 75,000	$ 39,296	$ 35,704	$ 75,000	$ -
Total Expenditures	**$ 75,000**	**$ 39,296**	**$ 35,704**	**$ 75,000**	**$ -**
Other Financing Sources/(Uses)					
Transfer In	$ 57,603	$ 57,603	$ -	$ 57,603	$ 60,000
Total Other Financing Sources/(Uses)	**$ 57,603**	**$ 57,603**	**$ -**	**$ 57,603**	**$ 60,000**
Excess Revenues/(Expenditures)	$ 18,959	$ 180,689	$ (34,541)	$ 146,147	$ 208,960

Cypress Park Estates
Community Development District

Adopted Budget
Debt Service Fund
Series 2020 A-1

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Special Assessments - 2020 A1	$ 442,500	$ 445,456	$ -	$ 445,456	$ 442,500
Interest Income	$ 10,013	$ 13,663	$ 1,139	$ 14,802	$ 7,401
Carry Forward Surplus	$ 220,582	$ 221,138	$ -	$ 221,138	$ 239,964
Total Revenues	**$ 673,095**	**$ 680,257**	**$ 1,139**	**$ 681,395**	**$ 689,865**
Expenditures					
Series 2020A-1					
Interest - 11/1	$ 138,216	$ 138,216	$ -	$ 138,216	$ 135,534
Principal - 5/1	$ 165,000	$ 165,000	$ -	$ 165,000	$ 170,000
Interest - 5/1	$ 138,216	$ 138,216	$ -	$ 138,216	$ 135,534
Total Expenditures	**$ 441,431**	**$ 441,431**	**$ -**	**$ 441,431**	**$ 441,069**
Excess Revenues/(Expenditures)	$ 231,664	$ 238,826	$ 1,139	$ 239,964	$ 248,796

***Carry forward less amount in Reserve funds.**

Series 2020 A-1	
Interest- 11/1/27	**$132,772**
Total	**$132,772**

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
11/01/26	$	6,985,000.00	$	-	$	135,534.38	$	135,534.38
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
			$	**6,985,000.00**	**$**	**4,150,256.25**	**$**	**11,135,256.25**

Cypress Park Estates
Community Development District

Adopted Budget
Debt Service Fund
Series 2020 A-2

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Special Assessments - 2020 A2	$ 71,200	$ 71,676	$ -	$ 71,676	$ 71,200
Interest Income	$ 1,683	$ 2,301	$ 384	$ 2,685	$ 1,342
Carry Forward Surplus	$ 39,414	$ 39,505	$ -	$ 39,505	$ 44,109
Total Revenues	**$ 112,297**	**$ 113,482**	**$ 384**	**$ 113,866**	**$ 116,652**
Expenditures					
Series 2020A-2					
Interest- 11/1	$ 22,378	$ 22,378	$ -	$ 22,378	$ 21,878
Principal - 5/1	$ 25,000	$ 25,000	$ -	$ 25,000	$ 25,000
Interest - 5/1	$ 22,378	$ 22,378	$ -	$ 22,378	$ 21,878
Total Expenditures	**$ 69,756**	**$ 69,756**	**$ -**	**$ 69,756**	**$ 68,756**
Excess Revenues/(Expenditures)	$ 42,541	$ 43,726	$ 384	$ 44,109	$ 47,895

***Carry forward less amount in Reserve funds.**

Series 2020 A-2	
Interest - 11/1/27	**$21,378**
Total	**$21,378**

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

Cypress Park Estates

Community Development District

Series 2020 Special Assessment Bonds Area 2

Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/26	$	1,075,000.00	$	-	$	21,878.13	$	21,878.13
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
			$	**1,075,000.00**	**$**	**662,212.50**	**$**	**1,737,212.50**

Cypress Park Estates
Community Development District

Adopted Budget
Debt Service Fund
Series 2022

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Special Assessments	$ 434,150	$ 437,050	$ -	$ 437,050	$ 434,150
Interest Income	$ 9,891	$ 13,332	$ 2,222	$ 15,554	$ 7,777
Carry Forward Surplus	$ 251,412	$ 252,097	$ -	$ 252,097	$ 271,952
Total Revenues	**$ 695,452**	**$ 702,480**	**$ 2,222**	**$ 704,702**	**$ 713,879**
Expenditures					
Series 2022					
Interest - 11/1	$ 158,875	$ 158,875	$ -	$ 158,875	$ 156,359
Principal - 5/1	$ 115,000	$ 115,000	$ -	$ 115,000	$ 120,000
Interest - 5/1	$ 158,875	$ 158,875	$ -	$ 158,875	$ 156,359
Total Expenditures	**$ 432,750**	**$ 432,750**	**$ -**	**$ 432,750**	**$ 432,719**
Excess Revenues/(Expenditures)	$ 262,702	$ 269,730	$ 2,222	$ 271,952	$ 281,160

***Carry forward less amount in Reserve funds.**

Series 2022	
Interest - 11/1/27	**$153,734**
Total	**$153,734**

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
11/01/26	$	6,220,000.00	$	-	$	156,359.38	$	156,359.38
05/01/27	$	6,220,000.00	$	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	$	5,700,000.00	$	-	$	144,234.38	$	431,793.75
05/01/31	$	5,700,000.00	$	145,000.00	$	144,234.38	$	-
11/01/31	$	5,555,000.00	$	-	$	140,790.63	$	430,025.00
05/01/32	$	5,555,000.00	$	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	$	3,865,000.00	$	-	$	98,734.38	$	428,093.75
05/01/41	$	3,865,000.00	$	240,000.00	$	98,734.38	$	-
11/01/41	$	3,625,000.00	$	-	$	92,734.38	$	431,468.75
05/01/42	$	3,625,000.00	$	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	$	-
11/01/50	$	820,000.00	$	-	$	21,012.50	$	431,762.50
05/01/51	$	820,000.00	$	400,000.00	$	21,012.50	$	-
11/01/51	$	420,000.00	$	-	$	10,762.50	$	431,775.00
05/01/52	$	420,000.00	$	420,000.00	$	10,762.50	$	430,762.50
			$	**6,220,000.00**	**$**	**5,137,793.75**	**$**	**11,357,793.75**