

*Cypress Park Estates
Community Development District*

Meeting Agenda

July 28, 2026

AGENDA

Cypress Park Estates

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

July 21, 2025

Board of Supervisors Cypress Park Estates Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Cypress Park Estates Community Development District** will be held **Tuesday, July 28, 2026 at 10:15 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 April 28, 2026 Board of Supervisors Meeting
4. Public Hearing on Adoption of the Fiscal Year 2027 Budget
 - A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds
5. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2026-09 Adopting the Fiscal Year 2027 Meeting Schedule
7. Consideration of Resolution 2026-10 Designating a Date, Time and Location for a Landowner's Election
8. Consideration of Resolution 2026-11 Acknowledging Non-Cash Donation
9. Consideration of Resolution 2026-12 Declaring Seat 3 Vacant
10. Consideration of Proposal from Prince & Sons for Temporary Fuel Surcharge
11. Review and Acceptance of Fiscal Year 2025 Audit Report
12. Ratification of Amendment for Fuel Surcharge with Resort Pools
13. Items requested by Supervisor Metzger
 - A. Discussion Regarding Taking Over Maintenance of Bice Grove Road
 - B. Discussion Regarding Purchasing Additional Shade Structures for Pool
14. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - C. Field Manager's Report
 - D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement
- iii. Presentation of Number of Registered Voters: 697
- iv. Goals and Objectives
 - a) Adopting Fiscal Year 2027 Goals & Objectives
 - b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives
- v. Ratification of Requisition #51

15. Other Business

16. Supervisors Requests and Audience Comments

17. CLOSED SECURITY SESSION

18. Adjournment

SECTION 3

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

The regular meeting of the Board of Supervisors of the Cypress Park Estates Community Development District was held **Tuesday, April 28, 2026**, 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
Alan Metzger
McKinzie Terrill
Henry Chirinos

Chairman
Vice Chairman
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jill Burns
Grace Rinaldi
Rey Malave *by Zoom*
Joey Duncan *by Zoom*
Marshall Tindall
Kelly Mercado

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager GMS
Security

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:15 a.m. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened up the meeting for the public comment period.

Resident (Kelly Mercado) spoke about problems with the security guard at the pool.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 24, 2026 Board of Supervisors Meeting

Ms. Burns presented the minutes from the February 24, 2026, Board of Supervisors meeting and asked for any questions, comments, or corrections.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, the Minutes of the February 24, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Kristina Bolen

Ms. Burns received a letter of resignation from Kristie Bolen outside of a meeting. She asked for a motion from the Board to accept Kristie's resignation.

On MOTION by Mr. Rosser, seconded by Mr. Metzger, with all in favor, Accepting the Resignation of Kristina Bolen, was approved.

B. Appointment of Individual to Fill Board Vacancy in Seat #2 Exp. 11/2028

Ms. Burns stated Kristie's resignation leaves a vacant seat in seat #2. The term of this seat is up in November of 2028. She asked for a nomination to fill the seat. Mr. Rosser nominated Henry Chirinos to seat #2.

On MOTION by Mr. Rosser, seconded by Mr. Terrill, with all in favor, Appointing Henry Chirinos to Fill Board Vacancy in Seat #2 Exp. 11/2028, was approved.

C. Oath of Office to Newly Appointed Individual

Ms. Burns administered the oath of office to Henry Chirinos. Ms. Rinaldi provided an overview of the Sunshine Law, public records law, ethics law, and 4 hours of annual ethics training.

D. Consideration of Resolution 2026-02 Appointing an Assistant Secretary

Ms. Burns noted this would appoint Henry Chirinos as an Assistant Secretary.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Resolution 2026-02 Appointing Henry Chirinos as an Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03
Ratifying Setting a Public Hearing to
Adopt Amended Parking Rules**

Ms. Burns stated this would be adding phases 2 & 3 so Resolution 2026-03 would be ratifying setting the public hearing.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Resolution 2026-03 Ratifying Setting a Public Hearing to Adopt an Amended Parking Rules, was approved.

SIXTH ORDER OF BUSINESS

**Public Hearing on Amended Parking
Rules**

Ms. Burns asked for a motion to open the public hearing.

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

A. Consideration of Resolution 2026-04 Adopting Amended Parking Rules

Ms. Burns provided an overview of the changes to the parking rules and what has been added to the parking rules. This adds Phases 2 & 3 and commercial vehicle has been changed to oversized vehicle.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Resolution 2026-04 Adopting Amended Parking Rules as amended to add the language regarding 5-minute mailbox parking for those spots, was approved.

Ms. Burns asked for a motion to close the public hearing.

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

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Ms. Burns stated fiscal year 2027 starts October 1, 2026 and run through September 30, 2027. This approves the cap amount. The suggested date for the public hearing is July 28th at 10:15 a.m. She reviewed the budget.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for July 28, 2026 at 10:00 a.m. at this location, was approved.

The Board decided to increase assessments to \$1,200. Ms. Burns asked for a motion to amend the approval of that resolution to change the time from 10:00 to 10:15 a.m.

Ms. Rinaldi read the resolution with the title and time change. Ms. Rinaldi stated that would be a resolution of the Board of Supervisors of the Cypress Park Estates CDD approving a proposed budget for Fiscal Year 2027 declaring special assessments to fund the proposed budget pursuant of Chapter 190, 197 and or 170 Florida statutes setting public hearings, addressing publication, addressing severability, and providing a date.

Mr. Terrill made a motion to reconsider Resolution 2026-05 and go back and discuss to amend the prior approval to set it for here at 10:00 a.m. with the \$1,200 increase.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with Mr. Chirinos in favor and Mr. Metzger opposed, Resolution 2026-05 Approving the Proposed Fiscal Year 2027 budget and setting a public hearing for July 28, 2026 at 10:15 a.m. at this location, was approved 3-1.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Relating to General Election Qualifying
Period and Procedure**

Ms. Burns stated once a District has been established for six years and there is at least 250 registered voters within the community, two seats transition to the general election process and must be filled by residents within the community. That threshold has been hit for the upcoming November 2026 election so seats three and four will transition to the general election process.

Residents who are interested need to contact the Supervisor of Elections if interested. The qualifying period is Monday June 8th through Friday June 12th.

On MOTION by Mr. Terrill, seconded by Mr. Metzger, with all in favor, Resolution 2026-06 Relating to General Election Qualifying Period and Procedure, was approved.

NINTH ORDER OF BUSINESS

**Review and Acceptance of Draft Fiscal
Year 2025 Audit Report**

Ms. Burns stated this is due to the state by June 30th. Page 29 shows no instances of noncompliance with no findings. It was considered a clean audit. No action is required.

TENTH ORDER OF BUSINESS

**Discussion Regarding Change in Towing
Vendor**

Ms. Burns noted some responsive issues with the current towing vendor. Boltens is another towing company in the area that can service the community. She recommended terminating the existing towing agreement and entering into an agreement with Boltens in coordination of adding Phases 2 & 3.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, to Terminate the Existing Towing Contract and Approving the Boltens Agreement that is included in the agenda package, was approved.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Security Staffing –
*Requested by Supervisor Metzger***

The Board discussed security and concerns with the guard as well as possibly switching vendors. Ms. Burns noted the guard issue will be addressed with the site supervisor. Mr. Metzger questioned extending security guard hours on Sundays.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi provided a legislative update from the session that concluded in mid-March.

B. Engineer

Mr. Malave had nothing to report other than some repairs and things that they are proposing that Marshall will bring up. He noted they will be scheduling and doing the required facilities update report relating mostly to stormwater and other District facilities before the end of the year. Next year there is a five-year requirement for all stormwater facilities to be reviewed and report submitted to the state. The next one will be due next year so they will be scheduling that as part of the work that they do for next year on the stormwater. He offered to take any questions.

C. Field Manager's Report – *Under Separate Cover*

i. Consideration of Proposal from Turf Pro Synthetics

Mr. Tindall reviewed the Turf Pro Synthetics proposal for synthetic turf to delineate the outer bounds of the soccer field for \$14,982.66. The proposal is on page 98 of the agenda package.

**ii. Consideration of Proposed Modification to Stormwater Structure –
ADDED**

Mr. Tindall and Mr. Malave reviewed the proposed stormwater structure modification, grading and sod or erosion control matting. Mr. Malave recommended gathering proposals for the sod, the gradient and stabilizing mesh. Mr. Tindall discussed the parking signs and reviewed a proposal for roughly \$186.43 per sign.

On MOTION by Mr. Metzger, seconded by Mr. Terrill with all in favor, the Parking Signs Proposal, was approved.
--

Mr. Burns stated the parking policy for Phases 2 & 3 was approved today but will not go into effect until the signs are in and residents get notice of when that is to start. The Tract Z project will be brought back to the next meeting.

D. District Manager's Report

i. Check Register

Ms. Burns noted the check register is included in the agenda package for review. She offered to take questions on any of the invoices, otherwise just looking for a motion to approve.

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 the financial statements are included in the agenda package for review. There is no action necessary from the Board.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Burns asked for any public comments from the Zoom line. There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Cypress Park Estates Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cypress Park Estates Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2020) (ASSESSMENT AREA 1)	\$ _____
DEBT SERVICE FUND (SERIES 2020) (ASSESSMENT AREA 2)	\$ _____
DEBT SERVICE FUND (SERIES 2022)	\$ _____
CAPITAL PROJECTS FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JULY 2026.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Cypress Park Estates
Community Development District

Proposed Budget
FY 2027



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Capital Reserve Fund</u>
9	<u>Debt Service Fund Series 2020A1</u>
10	<u>Amortization Schedule Series 2020A1</u>
11	<u>Debt Service Fund Series 2020A2</u>
12	<u>Amortization Schedule Series 2020A2</u>
13	<u>Debt Service Fund Series 2022</u>
14	<u>Amortization Schedule Series 2022</u>

Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed 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
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<u>Amenity Expenditures</u>					
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
<u>Other Expenditures</u>					
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	<u>\$819,963.70</u>
Assessable Units	703
Per Unit Gross Assessment	<u>\$1,166.38</u>
FY26 Per Unit Gross Assessments	<u>\$1,166.38</u>
Increase	<u>\$0.00</u>

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.

Cypress Park Estates Community Development District General Fund Budget

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.

Cypress Park Estates Community Development District General Fund Budget

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.

Cypress Park Estates Community Development District General Fund Budget

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

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<u>Revenues</u>					
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
<u>Expenditures</u>					
Special Projects	\$ 75,000	\$ 39,296	\$ 35,704	\$ 75,000	\$ -
Total Expenditures	\$ 75,000	\$ 39,296	\$ 35,704	\$ 75,000	\$ -
<u>Other Financing Sources/(Uses)</u>					
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

Proposed 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	Proposed 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

Proposed 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	Proposed 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

Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed 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

SECTION 5

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Park Estates Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Cypress Park Estates Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 28TH DAY OF JULY 2026.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

SECTION 6

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 28th day of July 2026.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A:

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“Board”) of the Cypress Park Estates Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, at 10:00 a.m., on the 4th Tuesday of each month, unless otherwise indicated, on the following dates:

October 27, 2026
November 24, 2026
December 22, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Manager c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 (“District Manager’s Office”), or may be obtained on the District’s website at <https://cypressparkestatescdd.com/>.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 7

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR LANDOWNER ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Alan Metzger	November 2028
2	Henry Chirinos	November 2028
3	Steve Rosser	November 2026
4	Maria Perez	November 2026
5	McKinzie Terrill	November 2026

This year, Seat 5, currently held by McKinzie Terrill, is subject to election by landowners in November 2026. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election. Seats 3 and 4 will be elected through the general election process.

2. LANDOWNERS' ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE:
TIME:

LOCATION:

3. PUBLICATION. The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its July 28, 2026, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

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

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of July 2026.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Composite Exhibit A: Sample Notice of Landowners' Meeting and Election, Instructions, Proxy, and Ballot Form

**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE
CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Cypress Park Estates Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 155.5 acres, more or less, generally located in an area east of Power Line Road, and south of Baker Dairy Road, within Haines City, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:
TIME:
LOCATION:

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least three (3) business days before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at these meetings is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

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

DATE:

TIME:

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at _____, on November ____, 2026, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING- NOVEMBER ____, 2026

For Election (1 Supervisor): The candidate receiving the highest number of votes will serve a four (4) year term, with the term of office commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description	Acreage
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
5		

Date: _____

Signed: _____
Printed Name: _____

SECTION 8

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGING AND RECOGNIZING THE UNCOMPENSATED DONATION AND CONVEYANCE OF CERTAIN REAL PROPERTY TO THE DISTRICT AND THE APPRAISED VALUE THEREOF FOR THE DISTRICT'S BOOKS AND RECORDS; AUTHORIZING EXECUTION OF THE DONEE ACKNOWLEDGMENT ON IRS FORM 8283; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Park Estates Community Development District ("District") is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes, and located in the City of Haines City, Polk County, Florida; and

WHEREAS, KRPC East Johnson, LLC ("Donor") is the owner and/or developer of lands within or adjacent to the District; and

WHEREAS, the Donor conveyed and donated to the District certain real property more particularly described in **Exhibit A** attached hereto (the "Donated Property") by Special Warranty Deed dated November 18, 2022, recorded as Instrument No. 2022305286, in Official Records Book 12493, Pages 1950-1954, of Polk County Florida; Special Warranty Deed dated June 27, 2022, recorded as Instrument No. 2022175915, in Official Records Book 12315, Pages 0860-0862, of Polk County, Florida; Special Warranty Deed dated February 22, 2024, recorded as Instrument No. 2024066139, in Official Records Book 13049, Pages 0871-0873, of Polk County, Florida; Special Warranty Deed dated February 22, 2024, recorded as Instrument No. 2024066138, in Official Records Book 13049, Pages 0868-0870, of Polk County, Florida; and

WHEREAS, the conveyance of the Donated Property was a voluntary, charitable donation made by the Donor to the District, and the Donor has not requested, and the District has not provided or agreed to provide, any purchase price, reimbursement, credit against assessments, or financial exchange, for the Donated Property; and

WHEREAS, the Donor obtained an independent appraisal of the Donated Property prepared by Walter N. Carpenter, Jr., MAI, CRE, of Pinel & Carpenter, Inc., dated June 12, 2025, which appraisal establishes the fair market value of the Donated Property to be *One Million Five Hundred Eighteen Thousand Six Hundred Dollars and No Cents (\$1,518,600.00)* (the "Appraised Value"), a copy of which appraisal is on file with the District Manager and attached hereto as **Exhibit B**; and

WHEREAS, the District did not prepare or engage the appraisal, the tax returns, or the supporting tax documentation related to the Donor's charitable contribution deduction, and the District's role has been limited to receiving the Donated Property as donee and maintaining public records related thereto; and

WHEREAS, for purposes of maintaining accurate books and records of the District, the Board of Supervisors ("Board") desires to acknowledge and recognize the Donor's donation of the Donated Property and to record the Appraised Value in the District's records; and

WHEREAS, the Board further desires to authorize the appropriate officer of the District to execute, as donee, the acknowledgment contained in Part IV of Section B of IRS Form 8283 (Noncash Charitable Contributions) with respect to the Donated Property and attached hereto as **Exhibit C**, in reliance upon this Resolution and the appraisal obtained by the Donor.

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

SECTION 1. RECITALS. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. ACKNOWLEDGMENT OF DONATION. The Board hereby acknowledges and confirms the District's receipt, as donee, of the uncompensated, charitable donation and conveyance of the Donated Property described in Exhibit A from the Donor, received by the District without any reimbursement, credit, or compensation.

SECTION 3. RECOGNITION OF APPRAISED VALUE. For purposes of the District's books and records only, the Board hereby recognizes the Appraised Value of *One Million Five Hundred Eighteen Thousand Six Hundred Dollars and No Cents (\$1,518,600.00)* for the Donated Property, as established by the appraisal of Walter N. Carpenter, MAI, CRE, of Pinel & Carpenter, dated June 12, 2025. The District has relied upon the appraisal as prepared by the appraiser and does not independently determine, verify, warrant, or opine upon the Appraised Value, the methodology of the appraisal, or the tax treatment of the donation by the Donor or any other person.

SECTION 4. AUTHORIZATION TO EXECUTE IRS FORM 8283. The Chair, Vice Chair, or District Manager of the District (each, an "Authorized Officer"), any one of whom may act, is hereby authorized to execute, as donee and on behalf of the District, the donee acknowledgment set forth in Part IV of Section B of IRS Form 8283 with respect to the Donated Property, together with such other documents as may be reasonably necessary to confirm the District's receipt of the Donated Property. Execution of IRS Form 8283 by an Authorized Officer confirms only the District's receipt of the Donated Property as donee and does not constitute the District's agreement with, endorsement of, or representation as to the Appraised Value or any tax position taken by the Donor.

SECTION 5. NO FINANCIAL CONSIDERATION. The Board reaffirms that the District has not provided, exchanged, or agreed to provide any money, reimbursement, credit, assessment offset, or other monetary consideration to the Donor in connection with the donation of the Donated Property.

SECTION 6. SEVERABILITY. If any section or part of this Resolution is held to be invalid or unenforceable, such holding shall not affect the validity of the remaining portions hereof.

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

PASSED AND ADOPTED this 28th day of July 2026.

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Legal Description of the Donated Property

Exhibit B: Appraisal prepared by Walter N. Carpenter, Jr., MAI, CRE, Pinel & Carpenter, Inc.

Exhibit C: IRS Form 8283

Exhibit A:

Legal Description of the Donated Property

[Attached beginning at following page]

This instrument was prepared by, and
upon recording, should be returned to:

Jennifer Kilinski, Esq.
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

INSTR # 2022305286
BK 12493 Pgs 1950-1954 PG(s)5
11/23/2022 11:08:44 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 44.00
DEED DOC 0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 18th day of November, 2022, by and between **KRPC East Johnson, LLC**, a Florida limited liability company, whose address is 121 Garfield Avenue, Winter Park, Florida 32789, hereinafter called the "Grantor," to **Cypress Park Estates Community Development District**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, whose address is 219 E. Livingston Street, Orlando, Florida 32801, hereinafter called the "Grantee."

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below ("**Property**"):

Tracts A, B, G, H, I, J, M and N (Buffer Area, Open Space, Wall, Landscape/Sign Area), Tracts C, D, E, K, L and O (Open Space, Drainage, Drainage Retention), and internal streets, roads and rights of way as identified on the plat titled, Cypress Park Estates Phase 1, and recorded in Plat Book 187, Page 2, et seq., of the Official Records of Polk County, Florida.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions,

and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes* (2016), in relation to this transfer of title.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below (“Easements”):

Those certain Private Drainage Easements, Utility Easements, Public Flowage Easements, and Public Maintenance and Access Easements (together, “Easement Areas”), as identified on the plat entitled Cypress Park Estates Phase 1, and recorded in Plat Book 187, Page 2, et seq., of the Official Records of Polk County, Florida; and, with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District’s capital improvement plan.

The rights of ingress and egress over, across, upon, and through Tracts A, B, G, H, I, J, M and N (Buffer Area, Open Space, Wall, Landscape/Sign Area), Tracts C, D, E, K, L and O (Open Space, Drainage, Drainage Retention), and internal streets, roads and rights of way as identified on the plat titled, Cypress Park Estates Phase 1, and recorded in Plat Book 187, Page 2, et seq., of the Official Records of Polk County, Florida.

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENTS

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including,

but not limited to, sidewalks, trails and related features; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES:

KRPC EAST JOHNSON, LLC, a Florida
limited liability company

Marcia Bexley
Witness Signature
Printed name: MARCIA BEXLEY

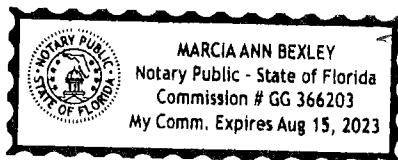
Allan E. Keen
By: Allan E. Keen
Its: manager

Allan E. Keen
Witness Signature
Printed name: ALLAN E. KEEN

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of NOVEMBER, 2022, by ALLAN E. KEEN, as MANAGER of KRPC East Johnson, LLC, a Florida limited liability company, on behalf of the company.

(SEAL)



Marcia Ann Bexley
Signature of Notary Public

MARCIA ANN BEXLEY
Name of Notary Public
(Typed, Printed or Stamped)

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced: _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that KRPC East Johnson, LLC, a Florida limited liability company, (“**SELLER**”) for good and valuable consideration paid by Cypress Park Estates Community Development District, a unit of special purpose local government located in Polk County, Florida (“**BUYER**”), the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred conveyed and delivered to the BUYER, its successors, heirs, executors, administrators and assigns forever, the following (“**IMPROVEMENTS**”):

Tracts A, B, G, H, I, J, M and N (Buffer Area, Open Space, Wall, Landscape/Sign Area), Tracts C, D, E, K, L and O (Open Space, Drainage, Drainage Retention), and internal streets, roads and rights of way as identified on the plat titled, Cypress Park Estates Phase 1, and recorded in Plat Book 187, Page 2, et seq., of the Official Records of Polk County, Florida.

SELLER hereby covenants with BUYER, its successors and assigns, that (i) SELLER is the lawful owner of the IMPROVEMENTS, (ii) the IMPROVEMENTS is free from all encumbrances, (iii) SELLER is unaware of any liens or encumbrances and covenants to timely address any such liens or encumbrances if and when filed, (iv) SELLER has good right to sell the IMPROVEMENTS, and (v) the SELLER will warrant and defend the sale of the IMPROVEMENTS hereby made unto the BUYER, its successors and assigns, against the lawful claims and demands of all persons whosoever.

SELLER represents that, without independent investigation, it has no knowledge of any defects in the IMPROVEMENTS, and hereby assigns, transfers and conveys to the BUYER any and all rights against any and all firms or entities which may have caused any defects. SELLER further confirms that this Bill of Sale includes the conveyance to the BUYER of all right, title, interest, and benefit of SELLER, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, insurance rights, indemnification, defense and hold harmless rights, enforcement rights, claims, lien waivers, and other rights of any kind, given heretofore and with respect to the creation of the IMPROVEMENTS.

By execution of this document, the SELLER affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of BUYER’s limitations on liability provided in Section 768.28, *Florida Statutes*.

[Signatures on following page]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 18th day of November 2022.

Signed, sealed and delivered by:

WITNESSES

KRPC East Johnson, LLC
A Florida limited liability company

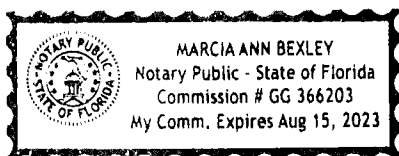
By: *Marcia Bexley*
Name: MARCIA BEXLEY

[Signature]
Name: Allen E. Keen
Title: manager

By: *[Signature]*
Name: LINDA S. Keen

STATE OF FLORIDA)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this 18th day of November, 2022, before me by means of ☒ physical presence or ☐ online notarization appeared ALLAN E. KEEN, who acting on behalf of KRPC East Johnson, LLC, signed the foregoing instrument and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced _____ as identification and ☐ did or ☐ did not take an oath.



(NOTARIAL SEAL)

Marcia Ann Bexley
Print Name: MARCIA ANN BEXLEY
Notary Public, State of Florida
My Commission No.: GG 366203
My Commission Expires: Aug. 15, 2023

INSTR # 2022175915
BK 12315 Pgs 0860-0862 PG(s)3
06/28/2022 09:23:43 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00

This instrument was prepared by and
upon recording should be returned to:

Jennifer Kilinski, Esq.
KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303

Parcel No:
27-27-23-000000-023001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 27 day of June, 2022, by:

KRPC EAST JOHNSON, LLC, a Florida limited liability company, with
a mailing address of 121 Garfield Avenue, Winter Park, Florida 32789
(hereinafter the "Grantor"), in favor of

CYPRESS PARK COMMUNITY DEVELOPMENT DISTRICT, a
local unit of special-purpose government, with a mailing address of 219
East Livingston Street, Orlando, Florida 32801 (hereinafter the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall
include the singular and plural, heirs, legal representatives,
successors and assigns of individuals, and the successors and assigns
of corporations, as the context requires.]

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk
County, Florida, further described as:

**TRACT F, together with all Landscape Easements, Drainage & Access
Easements, and Maintenance Easements, as recorded in Plat Book 187,
Pages 2-7, of the Official Records of Polk County, Florida.**

Subject to restrictions, covenants, conditions and easements, of record; however, reference
hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging
or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no
taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is
being paid hereon.

AND the grantor hereby covenants with said grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

"GRANTOR"

Signed, sealed and delivered

KRPC EAST JOHNSON, LLC, a Florida limited liability company.

in the presence of:

Print Name: MARCIA ANN BEXLEY

By: Allan Keen

Its: Chairman

Print Name: LINDA S. KEEN

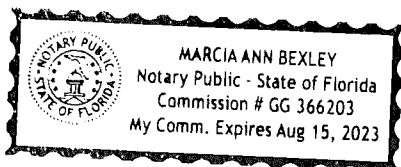
STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 27th day of June, 2022 by Allan Keen, as Chairman of KRPC EAST JOHNSON, LLC, a Florida limited liability company for the purposes stated herein. He is personally known to me or who has produced _____ (type of identification) as identification.

Marcia Ann Bexley
NOTARY PUBLIC, STATE OF FLORIDA

MARCIA ANN BEXLEY

(Print, Type or Stamp Commissioned Name of Notary Public)



ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 22 day of June, 2022.

Signed, sealed and delivered
in the presence of:

Witnesses:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special-purpose
government established under Chapter 190 of
the Florida Statutes

[Signature]

Name: RODNEY GADD

[Signature]
Scott Shapiro, Chair
Board of Supervisors

[Signature]

Name: Robert Sadler

STATE OF FLORIDA
COUNTY OF POLK

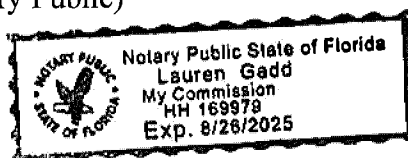
The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ online notarization, this ____ day of June, 2022, by Scott Shapiro, as Chair of CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government established under Chapter 190 of the Florida Statutes, on behalf of the District. He is personally known to me or who has produced

(type of identification) as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of
Notary Public)



INSTR # 2024066139
BK 13049 Pgs 0871-0873 PG(s)3
03/22/2024 07:09:41 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00
DEED DOC 0.70

This instrument was prepared by, and
upon recording, should be returned to:

Jennifer Kilinski, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

Parcel ID: 272723757503005330, 272723757503005340, 272723757503005350
and 272723757503005360

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 22nd day of February 2024, by and between **KRPC East Johnson, LLC**, a Florida limited liability company, whose address is 121 Garfield Avenue, Winter Park, Florida 32789, hereinafter called the "Grantor," to **Cypress Park Estates Community Development District**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, whose address is 219 E. Livingston Street, Orlando, Florida 32801, hereinafter called the "Grantee."

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below ("**Property**"):

Tracts Q, S and T (Open Space, Drainage, and Drainage/Retention Areas), Tract R (Recreation Area/Open Space Area), P (Buffer Area/Open Space, and Wall/Landscape/Sign Area), and internal streets, roads and rights-of-way as identified on the plat titled, Cypress Park Estates Phase 2, and recorded in Plat Book 200, Page 49, et seq., of the Official Records of Polk County, Florida.

Being in the Southeast 1/4 of Section 23, Township 27 South, Range 27 East.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes*, in relation to this transfer of title.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below ("**Easements**"):

Those certain Drainage & Access for Maintenance Easements, Drainage Easements, Wall Easements, Utility Easements, and Public Utility Easements (together, "Easement Areas"), as identified on the plat entitled Cypress Park Estates Phase 2, and recorded in Plat Book 200, Page 49, et seq., of the Official Records of Polk County, Florida; and, with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District's capital improvement plan.

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENTS

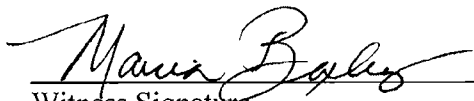
Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor's

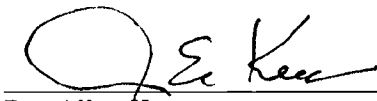
reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

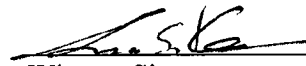
IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES:

KRPC EAST JOHNSON, LLC, a Florida
limited liability company


Witness Signature
Printed name: MARCIA BEXLEY
Address: 121 Garfield Avenue
Winter Park, Florida 32789

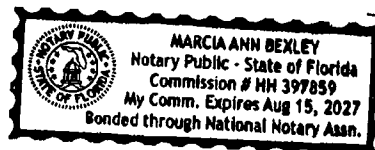

By: Allan Keen
Its: Manager

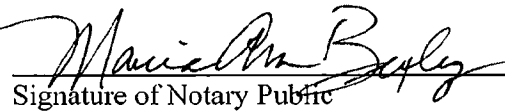

Witness Signature
Printed name: Linda S. Keen
Address: 121 Garfield Avenue
Winter Park, Florida 32789

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 22nd day of February 2024, by Allan Keen, as Manager of KRPC
East Johnson, LLC, a Florida limited liability company, on behalf of the company.

(SEAL)




Signature of Notary Public
MARCIA ANN BEXLEY
Name of Notary Public
(Typed, Printed or Stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by, and
upon recording, should be returned to:

Jennifer Kilinski, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

INSTR # 2024066138
BK 13049 Pgs 0868-0870 PG(s)3
03/22/2024 07:09:41 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00
DEED DOC 0.70

Parcel ID:
272724757675007080, 272724757675007040, 272724757675007050, 272724757675007060 and 272724757675007070

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 22nd day of February 2024, by and between **KRPC East Johnson, LLC**, a Florida limited liability company, whose address is 121 Garfield Avenue, Winter Park, Florida 32789, hereinafter called the "Grantor," to **Cypress Park Estates Community Development District**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, whose address is 219 E. Livingston Street, Orlando, Florida 32801, hereinafter called the "Grantee."

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below ("Property"):

Tracts X, Y, Z, and AA (Drainage/Retention/Open Space Areas), Tract BB (Recreation Area/Open Space Area), Tracts CC and DD (Buffer Areas/Landscape/Sign Area/Drainage Areas), and all internal streets, roads and rights-of-way as identified on the plat titled, Cypress Park Estates Phase 3, and recorded in Plat Book 201, Page 1, et seq., of the Official Records of Polk County, Florida.

Being in the Southeast 1/4 of Section 23 and the Southwest 1/4 of Section 24, Township 27 South, Range 27 East.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes*, in relation to this transfer of title.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below (“Easements”):

Those certain Drainage Easements, Drainage & Access for Maintenance Easements, Wall Easements, Utility Easements, and Public Utility Easements (together, “Easement Areas”), as identified on the plat entitled Cypress Park Estates Phase 3, and recorded in Plat Book 201, Page 1, et seq., of the Official Records of Polk County, Florida; and, with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District’s capital improvement plan.

An easement over, across, upon, and through Bice Grove Road as identified on the plat entitled Cypress Park Estates Phase 3, and recorded in Plat Book 201, Page 1, et seq., of the Official Records of Polk County, Florida; and, with respect to the foregoing, the rights of installing, constructing and acquiring roadway improvements for dedication to Haines City.

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENTS

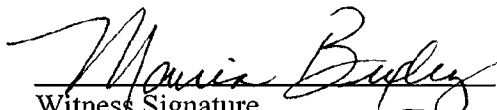
Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair

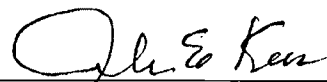
and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

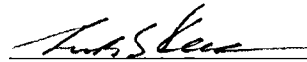
IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES:

KRPC EAST JOHNSON, LLC, a Florida limited liability company


Witness Signature
Printed name: MARCIA BEXLEY
Address: 121 Garfield Avenue
Winter Park, Florida 32789

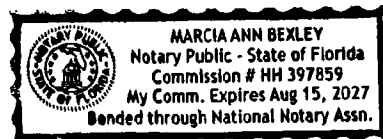

By: Allan Keen
Its: Manager
Address: 121 Garfield Avenue
Winter Park, Florida 32789


Witness Signature
Printed name: Linda S. Keen
Address: 121 Garfield Avenue
Winter Park, Florida 32789

STATE OF FLORIDA)
COUNTY OF (ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of February 2024, by Allan Keen, as Manager of KRPC East Johnson, LLC, a Florida limited liability company, on behalf of the company.

(SEAL)




Signature of Notary Public
MARCIA ANN BEXLEY
Name of Notary Public
(Typed, Printed or Stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

Exhibit B:

Appraisal prepared by Walter N. Carpenter, MAI, CRE, Pinel & Carpenter, Inc.

[Attached beginning at following page]

APPRAISAL REPORT

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

PREPARED FOR

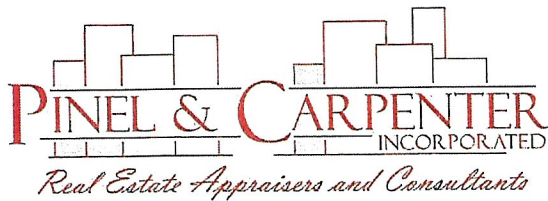
KRPC EAST JOHNSON, LLC
121 GARFIELD AVENUE
WINTER PARK, FL 32789

DATE OF VALUATION: MAY 30, 2025
DATE OF INSPECTION: MAY 30, 2025
DATE OF REPORT: JUNE 12, 2025

PREPARED BY

PINEL & CARPENTER, INC.

WALTER N. CARPENTER, JR., MAI, CRE
PRESIDENT
CERT GEN RZ1231



WALTER N. CARPENTER, JR., MAI, CRE
Cert Gen RZ1231
MARK G. CARPENTER, MAI
Cert Gen RZ935

June 12, 2025

KRPC East Johnson, LLC
c/o Allan E. Keen, Manager
121 Garfield Avenue
Winter Park, FL 32789

RE: Common Area Tracts
25.31 Acres
Cypress Park Estates (Phase 1, 2, and 3)
Haines City, FL

Dear Mr. Keen:

At your request, we have personally inspected and appraised the above-referenced land "as is" vacant associated with the improved common areas containing 25.31 acres in Cypress Park Estates (Phase 1, 2, and 3). The purpose of this appraisal report is to summarize my findings as to the estimate of the underlying land value as of May 30, 2025. The function of this report will be for use by KRPC East Johnson, LLC c/o Allan E. Keen.

The total acreage of Phase 1, Cypress Park Estates is 79.84 gross acres. Of which, the common areas subject to this report total 16.14± acres. The total acreage of Phase 2, Cypress Park Estates is 34.47 gross acres. Of which, the common areas subject to this report total 2.55± acres. The total acreage of Phase 3, Cypress Park Estates is 41.84 gross acres. Of which, the common areas subject to this report total 6.62± acres. The total common areas of all 3 phases subject to this report equal 25.31 acres. The Cypress Park Estates subdivision is located on the north side of E Johnson Avenue and south side of Baker Dairy Road, Haines City, Polk County, Florida.

Mr. Allan E. Keen
June 12, 2025
Page Two

Although the subject tracts are improved (drainage, walls, and recreational improvements) the request is to value just the underlying land.

Based upon the following appraisal report, certifications, conditions and contingencies, and general underlying assumptions and limiting conditions, it is our opinion and conclusion the market just value of the fee simple interest in the subject real estate property, as of May 30, 2025, is as follows:

25.31 ACRES COMMON AREAS (PHASE 1-2-3) CYPRESS PARK ESTATES

\$1,518,600

ONE MILLION FIVE HUNDRED EIGHTEEN THOUSAND SIX HUNDRED DOLLARS

Respectfully submitted,

PINEL & CARPENTER, INC.

A large, stylized handwritten signature in blue ink, likely belonging to Walter N. Carpenter Jr., is written over the company name and extends across the signature block.

Walter N. Carpenter Jr., MAI, CRE
President
Cert Gen RZ1231

WNC/hlj
Attachments

TABLE OF CONTENTS

	PAGE
CERTIFICATE OF VALUE	1
120 SUMMARY OF SALIENT FACTS & CONCLUSIONS	5
130 TYPE OF APPRAISAL & REPORT FORMAT.....	6
140 PURPOSE, INTENDED USE, & INTENDED USER OF THE APPRAISAL	6
150 DEFINITION OF MARKET VALUE	6
160 PROPERTY RIGHTS OR INTEREST APPRAISED	6
175 SCOPE OF WORK EXTENT OF PROCESS OF COLLECTING, CONFIRMING & REPORTING DATA	7
180 APPRAISAL PROBLEM	8
200 IDENTIFICATION OF SUBJECT	8
220 DESCRIPTION OF NEIGHBORHOOD & AREA	9
230 DESCRIPTION OF PROPERTY, PHOTOGRAPHS, SKETCHES	12
PHOTOGRAPHS OF SUBJECT PROPERTY	15
AREA MAP.....	21
LOCATION MAP	22
AERIAL PHOTOGRAPH	23
TAX MAP	24
235 EXISTING TRANSPORTATION FACILITY DESCRIPTION	25
240 ZONING, LAND USE, CONCURRENCY	25
250 ASSESSED VALUE, TAXES & SPECIAL ASSESSMENTS	26
260 HISTORY OF PROPERTY.....	27
270 EXPOSURE TIME	27
280 PUBLIC & PRIVATE RESTRICTIONS	27
300 HIGHEST & BEST USE ANALYSES	28
302 HIGHEST & BEST USE CONCLUSION	29
305 APPROACHES TO VALUE USED & EXCLUDED	29
310 LAND VALUATION	29

COMPARABLE VACANT LAND SALES MAP	30
COMPARABLE VACANT LAND SALES CHART	31
390 RECONCILIATION OF VALUE INDICATIONS & FINAL VALUE ESTIMATE	33

ADDENDUM

SUBJECT LAST DEED OF TRANSFER
 COMPARABLE LAND SALES
 ZONING MAP
 FLOOD MAP
 WETLANDS MAP
 SOIL MAP
 QUALIFICATIONS OF APPRAISER

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

1

CERTIFICATE OF VALUE

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. Walter N. Carpenter, Jr., MAI, CRE, personally conducted a site inspection of the subject property on May 30, 2025.
10. Henry L. Johnson, II (Reg. Trainee Appraiser RI26046) provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

2

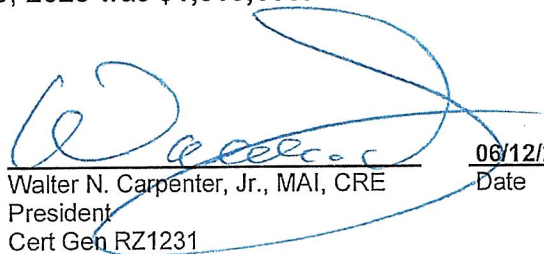
CERTIFICATION OF VALUE
(Contd.)

As of the date of this report, Walter N. Carpenter, Jr., MAI, has completed the Continuing Education program for Designated Members of the Appraisal Institute.

As of the date of this report, Walter N. Carpenter, Jr., MAI, has completed the Standards and Ethics Education Requirement of Designated Members of the Appraisal Institute.

As of the date of this report, Walter N. Carpenter, MAI, has completed the requirements of the Continuing Education Program for the State of Florida.

Based upon our independent appraisal and the exercise of our professional judgment, our opinion of the market value of the fee simple interest in the subject property as of May 30, 2025 was **\$1,518,600.**



Walter N. Carpenter, Jr., MAI, CRE
President
Cert Gen RZ1231

06/12/2025
Date

115 Qualifying & Limiting Conditions

This appraisal is subject to the following qualifying and limiting conditions.

1. The legal description furnished is assumed correct.
2. No responsibility is assumed for matters legal in character and no opinion is rendered of the title, which is assumed good and marketable. Unless otherwise noted, any existing liens or encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management,
3. Any plot plan or sketch in this report is included to assist the reader in visualizing the property.
4. The soil of the area under appraisement appears to be firm and solid, unless otherwise stated within the report. A professional soil analysis was not provided and has not been performed and therefore, this report does not warrant the site is free of contamination. Subsidence in the area is unknown or uncommon but the appraiser does not warrant against this condition or occurrence. No responsibility is assumed for damages by wood boring insects.
5. Certain data used in compiling this report was furnished the appraiser from sources that are considered reliable; the correctness of such data, however, is not guaranteed, although as far as is reasonably possible, the data has been checked and is believed to be correct.
6. The appraiser, by reason of this report, is not required to give testimony in court with reference to the property herein appraised nor is he obligated to appear before any governmental body, board or agent unless prior arrangements have been made.
7. Possession of this report, or copy thereof, does not carry with it the right of publication or reproduction. This report may not be used by anyone but the applicant without the prior written consent of the applicant and the appraiser, and in any event only in its entirety.
8. No professional analysis of radon gas, asbestos or lead based paint has been provided. Therefore, this report does not warrant the site is free of contamination of these or other hazards.

115 Qualifying & Limiting Conditions (Contd.)

9. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relation media, news media, sales media or any other public means of communication without prior written consent and approval of the undersigned.
10. This appraisal is prepared using the public information from Polk County. The information used is considered to be the best available at the time of appraisal preparation. If additional information is made available, and determined to be more accurate, the areas utilized within this analysis could change.

Hypothetical Condition

*"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis."*¹

The use of a Hypothetical Condition may affect assignment results.

¹ Uniform Standards of Professional Appraisal Practice, 2024 Edition, Page U-3

Extraordinary Assumption

*"An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."*¹

The use of an Extraordinary Assumption may affect assignment results.

¹ The Dictionary of Real Estate Appraisal, Seventh Edition, 2022, Page 68

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

5

120 Summary of Salient Facts & Conclusions

Subject Location: North side of E Johnson Avenue, south side of Baker Dairy Road, east of Powerline Road, Haines City, Polk County, Florida.

Owner of Record: Cypress Park Community Development District
219 East Livingston Street
Orlando, FL 32801

Land Area Summary

Phase 1 Total Area:	79.84± GROSS AC
Phase 1 Subject Area:	16.14± GROSS AC
Phase 2 Total Area:	34.47± GROSS AC
Phase 2 Subject Area:	2.55± GROSS AC
Phase 3 Total Area:	41.84± GROSS AC
Phase 3 Subject Area:	6.62± GROSS AC
Total Subdivision Area:	156.15± GROSS AC
Total Subject Area:	25.31± GROSS AC

Date of Value: May 30, 2025

Property Inspection

Dates: Property Inspection - May 30, 2025

Persons at Inspection:

During the property inspection on May 30, 2025, the following participants were present and included:

1) Walter N. Carpenter, President, Pinel & Carpenter, Inc.

Extent of Inspection:

The extent of the field inspection during the property inspection included a visual inspection of the subject properties from the internal roadways of the subdivision, and the surrounding subject neighborhood and market area.

130 Type of Appraisal & Report Format

This analysis is in an Appraisal Report format in conformity with the reporting requirements set forth under Standard Rule 2-2(A) of the Uniform Standards of Professional Appraisal Practice.

140 Purpose, Intended Use, & Intended User of the Appraisal

The purpose of this appraisal is to develop and report an opinion of market value. The intended use of the acquisition appraisal will be for use by KRPC East Johnson to assist in the valuation of 25.31 acres of excess tracts of land/ common areas in the Cypress Park Estates development. The intended user of the appraisal is KRPC East Johnson and its authorized representatives.

150 Definition of Market Value

The following market value definition is found in Florida case law, (Florida State Road Dept. v. Stack, 231 So.2d 859 Fla., 1st DCA 1969), and is the acceptable and preferred definition of market value:

"Value' as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied."

The willing buyer/seller test includes consideration of the following by the appraiser: a fair sale resulting from fair negotiations; neither party acting under compulsion (this would typically eliminate forced liquidation or sale at auction); both parties having knowledge of all relevant facts; a sale without peculiar or special circumstances; and a reasonable time to find a buyer.

160 Property Rights or Interest Appraised

The rights appraised for the various tracts of land subject to this report are those associated with Fee Simple Interest, subject to easements and encumbrances of record. "Fee Simple Estate, Interest, and Title" is defined within the Appraisal Institutes',

The Appraisal of Real Estate, 15th Edition, published 2020, Page 60, as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

175 Scope of Work Extent of Process of Collecting, Confirming & Reporting Data

Scope of Work

The scope of work provides the necessary research and analysis to prepare an appraisal report that will produce credible assignment results in accordance with its intended use, The Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

The subject property consists of various common area tracts totaling 25.31± acres, made up of several tax parcels which are considered as vacant land which have been improved for drainage, walls, and recreational improvements of the residential subdivision Cypress Park Estates. Therefore, the Sales Comparison Approach was used to determine the land value for the various tracts of land considered to be the subject property.

Since the subject property is vacant land, the Cost and Income Approaches were not used to value the underlying land. These approaches were neither necessary nor appropriate to provide a credible estimate of market value for the underlying land of the parent tract or area of taking.

Professional appraisal assistance and sub-consultants if used are named in the Addendum to Certificate of Value. The depth of discussion contained in this report is specific to the needs of the client and to the intended use stated within the appraisal report.

Appraisal Report Presentation

The reporting presentation is an Appraisal Report, which complies with the reporting requirements set forth under Standards Rule 2-2(A) of the Uniform Standards of Professional Appraisal Practice.

The Appraisal Report presents summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinions of market value.

Valuation Methodology (Applicable Approaches)

The Sales Comparison Approach was used in establishing the market value of the land in the common areas of the Cypress Park Estates subdivision. Since the subject tracts are vacant land, the Cost Approach and the Income Approach were not appropriate.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

8

Inspection of Subject Property

The subject property was inspected on May 30, 2025. The property inspection consisted of a visual inspection of the various tracts and applicable road frontage.

Data Collected, Confirming and Reporting

Numerous resources were relied on for data research and pertinent information of the subject property. These include:

- Construction maps/ plans and plats.
- Public records and online resources of various counties and other websites and services.

Within appropriate areas of the appraisal report the above information is reported. Market data sheets were prepared with the information obtained during the research and verification process and are included in the Addenda of this appraisal.

180 Appraisal Problem

The appraisal problem consists of estimating the market value of several tracts of land (common areas) located within the Cypress Park Estates subdivision. The subdivision consists of 156.15± gross acres, of which the subject tracts total 25.31± gross acres made up of several tax parcels of land located south of Baker Dairy Road, north of E Johnson Avenue, and east of Powerline Road.

The Cypress Park Estates subdivision development is split into three phases. Phase 1 includes a total of 79.84 acres, Phase 2 includes a total of 34.47 acres, and Phase 3 includes a total of 41.84 acres. Of these three phases, the total tracts (common areas) subject to this report include 25.31 acres. The appraisal problem includes estimating the market value of the underlying land of the subject tracts based upon their highest and best use.

PRESENTATION OF DATA

200 Identification of Subject

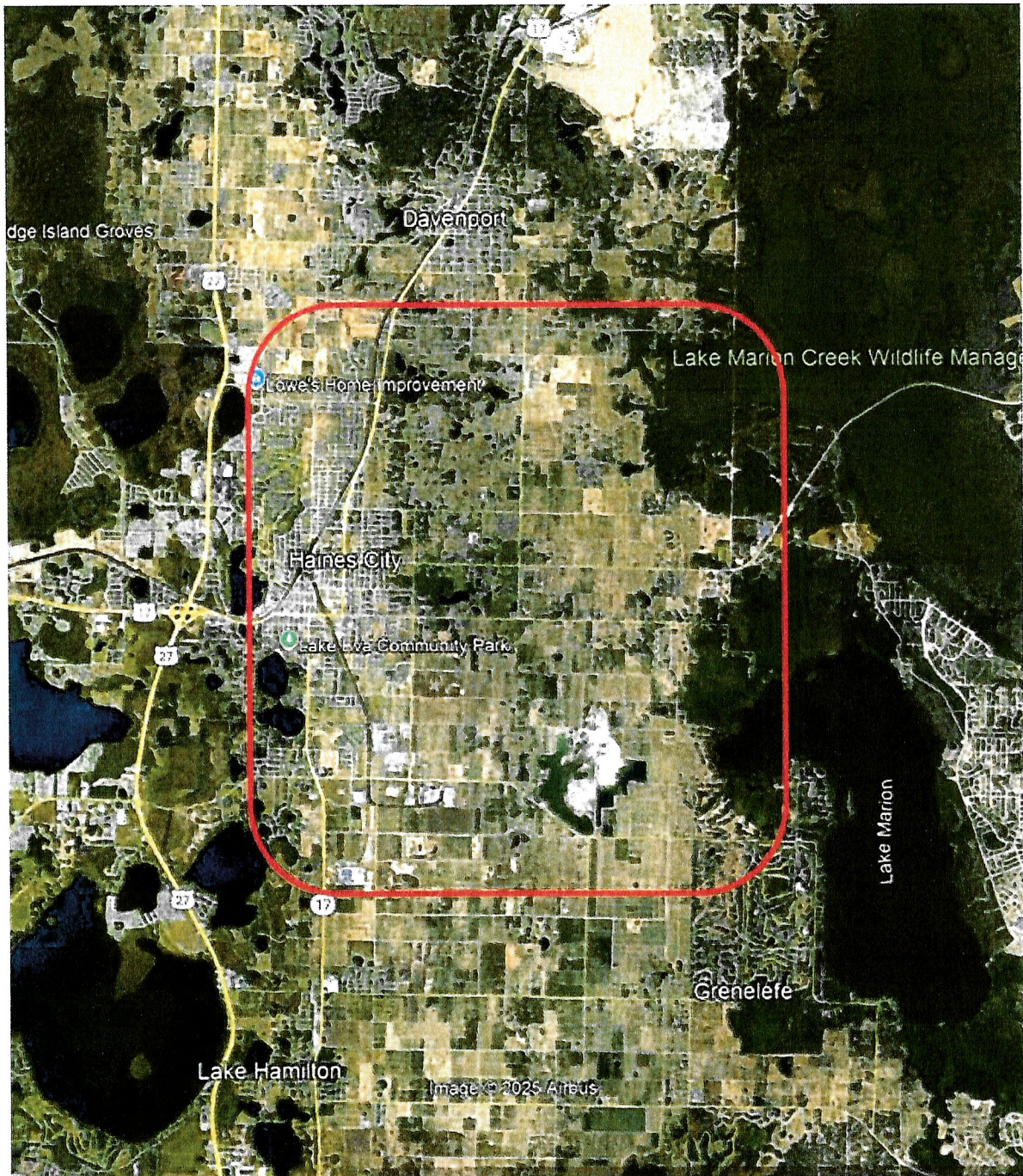
Property Address – The subject parent tract consists of the improved phases of Cypress Park Estates subdivision and does not have a physical address.

Location Description of Parent Tract – South of Baker Dairy Road, north of E Johnson Avenue, and east of Powerline Road, Haines City, Polk County, Florida.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

9

220 Description of Neighborhood & Area



COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

10

The rationale of the market area analysis is based upon the premise that what occurs in the surrounding neighborhood has a direct and immediate impact on the value of the subject parcel. The neighborhood is a portion of a larger community or an entire community in which there is a homogeneous grouping of inhabitants, buildings, or building enterprises.

The subject parent tract is located in the northeastern portion of Polk County within the city limits of Haines City and unincorporated Polk County. The immediate area the subject parent tract is located south of the city of Davenport and NW of Lake Marion. The market area can be defined as those properties situated in Northeastern Polk County, located east of US Highway 27, NW of Lake Marion, and south of the city of Davenport. Other major routes in the area are oriented towards intrastate travelers and local residents, these routes include Highway 17-92 and Highway 547.

The market area is transitioning from rural agricultural uses to suburban residential neighborhoods, with support commercial at intersections along major roadways. It has a level terrain with numerous ponds and lakes and is a mixture of existing residential uses, vacant land, with recently completed single family and multifamily subdivisions. The area also has some environmentally sensitive lands and areas which would limit development.

Real Estate Market Cycles

Real estate cycles represent the pattern of values over periods of time, typically ranging from two to three years or up to ten years. Cycles account for value movements (rises and falls) of real estate properties. Each cycle differs from previous cycles in terms of its causes, length, depth, and effect on different property types and regions. Phases of real estate cycle include:

- **Recession:** In this phase, sales activity is very slow, while prices continue to decline. The decrease in property values varies by type of property and location.
- **Recovery:** After a period of recession or depression, the market stabilizes, prices begin to recover, and excess inventory begins to be absorbed.
- **Expansion:** During the expansion phase, prices continue to increase. Construction activity increases dramatically, but at levels consistent with demand.
- **Oversupply:** At some point in the expansion phase, the market may become overbuilt. In this phase, prices and values begin to sag, sales activity begins to slow, and vacancies begin to increase.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

11

It is my opinion that the subject market area was in the late stages of an expansion phase of the real estate market cycles identified above, as of the date of valuation (May 30, 2025). Current market conditions (as of 2025) have increased the demand for new residential projects and development in the subject market area.

Transportation

The subject market area has access to Interstate 4 from US Highway 27. Interstate 4 connects Daytona with Tampa, which traverses the state in an east/west direction. Immediately west is US Highway 17-92, which travels northeast/southwest from the Kissimmee area to Lake Wales.

The following overview is presented as it relates to the more significant transportation components servicing the primary market area:

Interstate 4 is the area's principal east-west limited access highway. It extends across center part of Florida from Daytona to Tampa. This interstate highway also provides access to Florida's Turnpike, Beachline Expressway, and the Central Florida Greenway. Interstate 4 intersects with Interstate 95 north of the subject market area.

US Highway 27 is the area's principle north-south thoroughfare providing direct access to Interstate 4 and Highway 17-92 which provides access to the subject property. This thoroughfare is developed primarily to provide north-south transportation throughout Lake and Polk County, and offers connectivity from Leesburg to the north, to Lake Wales south of the subject area.

US Highway 17-92 is the region's primary northeast-southwest highway. As indicated, this thoroughfare provides direct access to local towns, cities and connector roadways throughout the area. Beyond the subject's immediate market area, US Highway 17-92 provides access to other area cities such from Kissimmee north of the subject, to Lake Wales south of the subject.

Development Patterns

As discussed, development in the general market area is heavily influenced by a growing population fueled by available land and infrastructure improvements.

Commercial Development

The most significant development within the immediate subject area is the newly constructed and currently under construction single-family subdivisions north and south of the subject property. There is some commercial development west of the subject in the central Haines City area as well.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

12

Market Area Summary

As indicated, the market area is currently experiencing rapid residential development of both single family and multifamily housing. As of the date of valuation (May 2025), the market was still in the expansion phase. The majority of the commercial development has been in the area of US Highway 17-92 and US Highway 27. The recent single-family and multifamily development in the area is just north and south of the subject parent tract. The subject market area has a somewhat rural location overall; however, the location is considered good and future residential communities will be developed in and around the subject parent tract.

230 Description of Property, Photographs, Sketches

The subject parent tract is located on the north side of E Johnson Avenue and south side of Baker Dairy Road, Haines City, Polk County, Florida.

Property Type: Residential Subdivision Land

Existing Use: Residential Subdivision Land

SITE DESCRIPTION (PARENT TRACT)

A) Land Area

Parcel ID – Various - 25.31± Gross Ac.

B) Shape

The subject tracts and parent tract are considered irregular in shape. See parent tract aerial and tax maps for reference.

C) Dimensions

The parent tract varies in its dimensions as it is made up of several tax parcels. See aerial and tax maps.

D) Ingress/ Egress

Details pertaining to street access and frontage for the subject parent tract are provided in the following table.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

13

Street, Access, and Frontage

Street	-	Baker Dairy Road/ E Johnson Avenue
Frontage Feet	-	3,300± feet (Baker Dairy Road)
	-	1,990± feet (E Johnson Avenue)
Paving	-	Asphalt
Curbs	-	Yes
Sidewalks	-	Yes
Lanes	-	Two/Two
Direction of Traffic	-	East/West (Both roadways)
Signals/Traffic Control	-	No
Access/Curb Cuts	-	Yes
Driveway Width	-	No
Visibility	-	Good

E) Topography

The parent tract is generally level or at road grade with the surrounding roadways. It is noted that there are several drainage swales within the parent tract as part of the drainage system of the subdivision and surrounding area.

F) Flood Plain Data

Per the FEMA flood map, the subject parent tract is located in Zone "X", outside of the floodplain.

Wetlands

Per the National Wetlands Inventory, the subject parent tract does not have wetlands.

G) Drainage

The subject parent tract is considered to be adequately drained.

H) Soil Characteristics

The U.S. Department of Agricultural and Natural Resources Conservation Soil Survey depicts the common soil on the subject parent tract is Candler Sand, covering 98% of the subject parent tract.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

14

I & J) Utilities on Site/Available

The availability of public utilities is summarized in the following table.

Service	Availability	Provider	Onsite
Water	Yes	Haines City	Yes
Sewer	Yes	Haines City	Yes
Electric	Yes	Duke Energy	Yes
Cable	Yes	Various Providers	Yes
Local Telephone	Yes	Various Providers	Yes

K) Site Improvements

Site improvements were observed consisted of stormwater retention ponds, sidewalks, curb, asphalt paved roadways and other improvements associated with a residential subdivision.

L) Easements, Encroachments, or Restrictions

As of the date of this report, the appraiser was NOT provided title work by Polk County

Improvements Description

The subject parent tract is considered approved subdivision land with drainage site improvements observed.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

15

Photographs of Subject Property



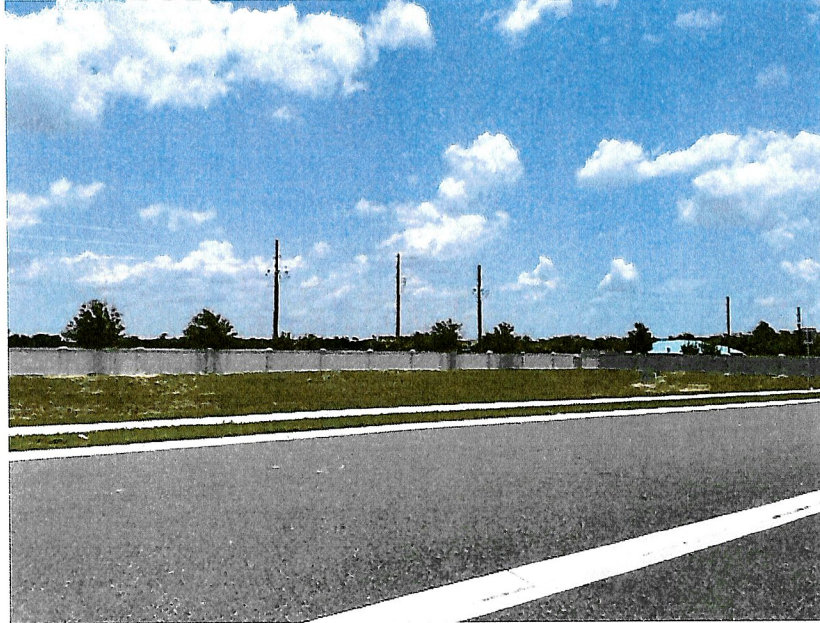
View of Tract A Cypress Park Estates Phase 1 common area at Baker Dairy Road and Bice Grove Road



View of Tract F Cypress Park Estates Phase 1 drainage area at Baker Dairy Road and Bice Grove Road

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

16



Tract C Cypress Park Estates Phase 1 Bice Grove Road and Baker Dairy Road



A portion of Tract V Cypress Park Estates Phase 1 along Silver Palm Drive

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

17



Tract H Cypress Park Estates Phase 1 along Bice Grove Road



Tract H Cypress Park Estates Phase 1 along Bice Grove Road

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

18



Tract S Cypress Park Estates Phase 2 Tupelo Trail



Tract D Cypress Park Estates Phase 2 at Silver Palm Drive and Buttonwood Way

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

19



Tract F Cypress Park Estates Phase1 Silverbell Loop



Tract Y Cypress Park Estates Phase 3 Bottle Brush Drive

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

20



Tract Z Cypress Park Estates Phase 3 Bottle Brush Drive

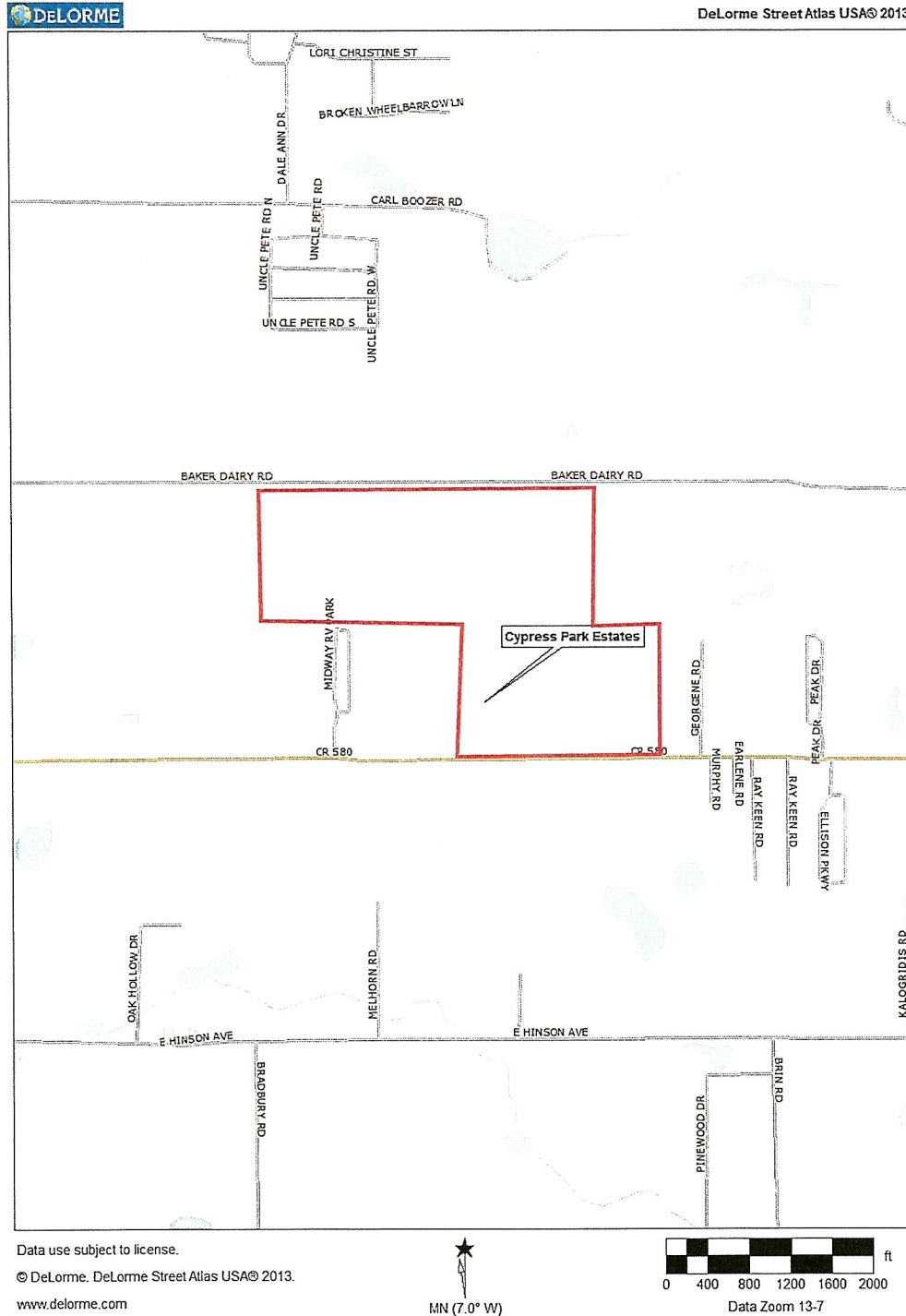
21

25-033
COPYRIGHT 2025, PINEL & CARPENTER, INC.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

22

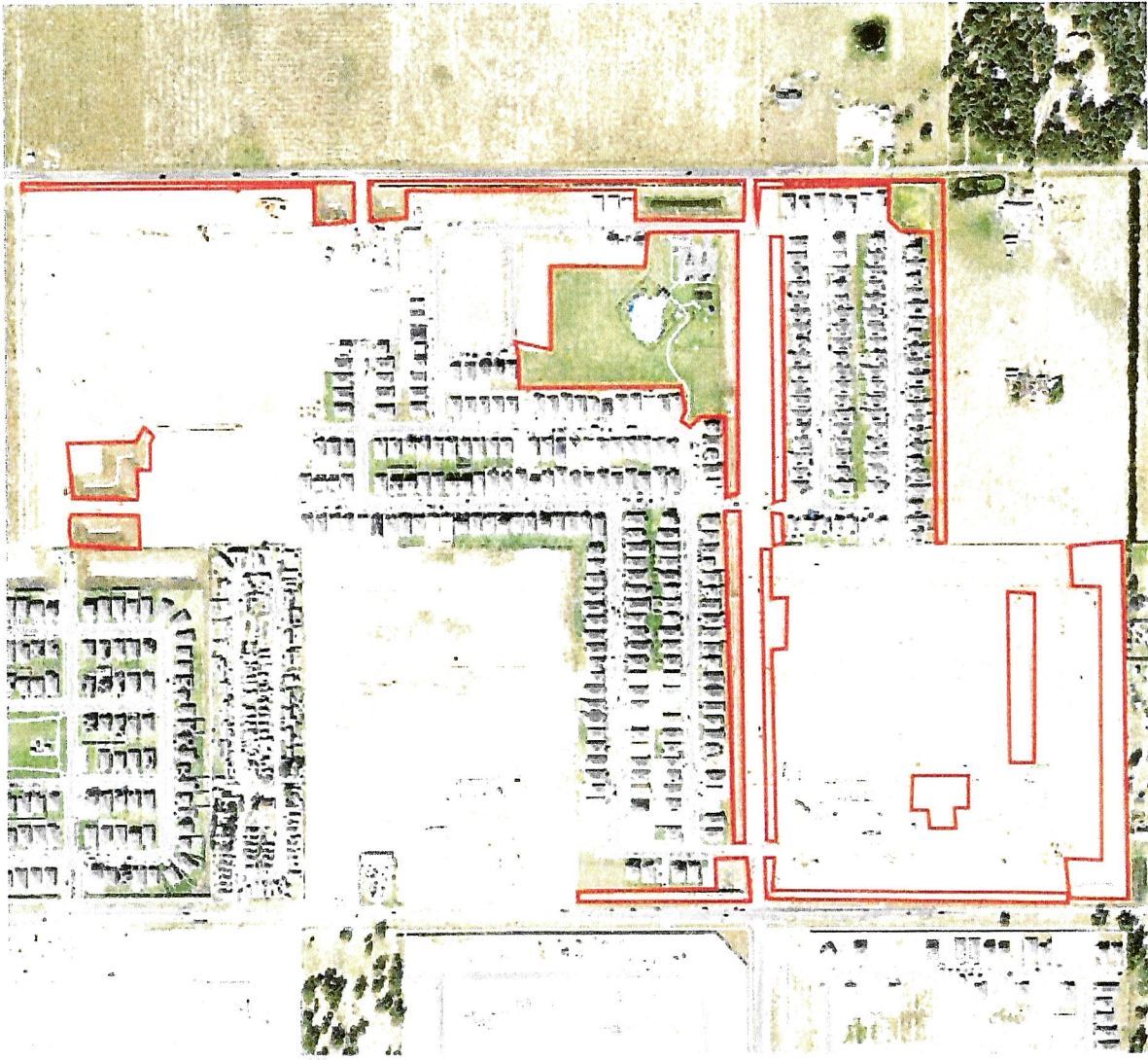
LOCATION MAP



COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

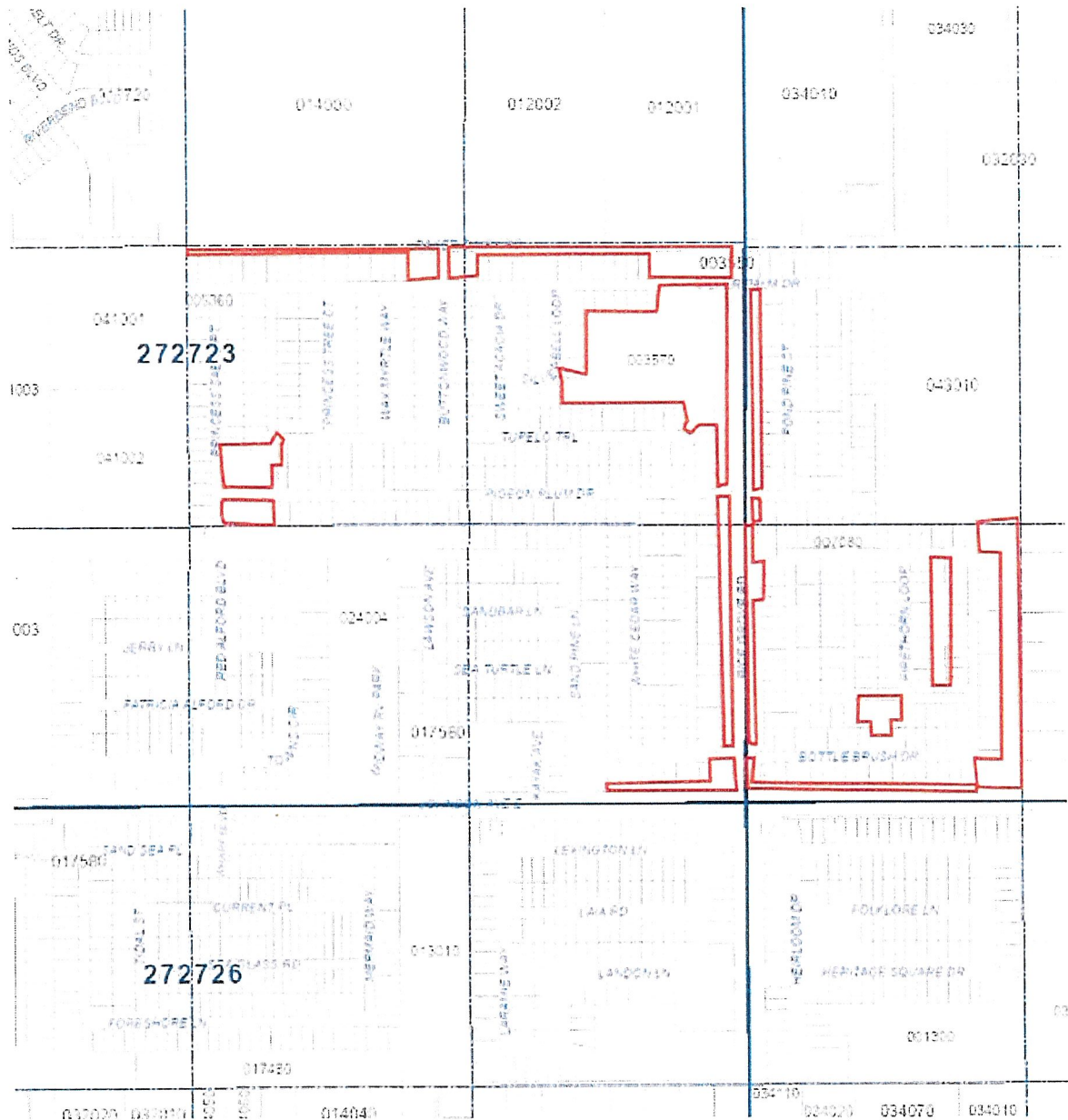
23

AERIAL PHOTOGRAPH



24

TAX MAP



235 Existing Transportation Facility Description

The north side of the subject property is accessible from Baker Dairy Road. This connector road is a mostly curbed, two lane road with sidewalks along the north side of the subject parent tract. Baker Dairy Road serves as a connector road to US Highway 17-92 to the west. Traffic counts along Baker Dairy Road are not displayed on the FDOT database.

The south side of the subject property is accessible from E Johnson Avenue. This connector road is a mostly curbed, two lane road with sidewalks only along the south side of the subject parent tract. E Johnson Avenue also serves as a connector road to US Highway 17-92 to the west. Traffic counts along E Johnson Avenue average 16,100 (AADT) according to the FDOT database.

US Highway 17-92 is a north-south, two lane road connecting the subject property to larger roadways such as US Highway 27 and Interstate 4. This road is curbed in some areas, and uncurbed in others with no sidewalks. Traffic counts along US Highway 17-92 are about 22,000 (AADT) according to the FDOT Database.

240 Zoning, Land Use, Concurrency

Zoning

Per the Haines City Municode, the R-1-A zoning description is designed for single family residential dwellings. Lot sizes and other restrictions are intended to promote high quality residential development.

Concurrency

In accordance with the Florida Statutes Section 163.3180, as approved June 2, 2011, the premise of concurrency is that public facilities will be provided in order to achieve and maintain the adopted level of service standards. Sanitary sewer, solid waste, drainage, and probable water public facilities and services are subject to concurrency requirements on a statewide basis. The law provides local governments the option to determine concurrency standards for other public facilities such as transportation (roads), mass transit, parks and recreation facilities, and schools. In order for local governments to rescind any optional concurrency provisions, a Comprehensive Plan Amendment is required.

Under a development scenario, depending on the proposed density and intensity of the intended project, a concurrency evaluation is currently required to determine if adequate levels of service are available. There are no issues relating to concurrency that would negatively affect the development of the subject property.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

26

250 Assessed Value, Taxes & Special Assessments

Real estate tax assessments are administered by the Polk County Property Appraiser and are estimated by jurisdiction on a countywide basis for the subject. Real estate taxes in this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes may be determined by dividing the assessed value for a property by 100, then multiplying the estimate by the millage rate.

Real estate taxes and assessments for the current tax year (2024) are shown in the following tables.

Taxes and Assessments - 2024

TAXING AUTHORITY INFORMATION										
TAXING AUTHORITY	COLUMN 1				COLUMN 2		COLUMN 3		COLUMN 4	
	LAST YEARS FINAL PROPERTY TAX VALUES				THIS YEARS TAXABLE AND EXEMPTION VALUES		THIS YEARS ADJUSTED TAX RATE BASED ON LAST YEARS BUDGET		THIS YEARS TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED	
SEE REVERSE SIDE FOR EXPLANATION OF PROPOSED PROPERTY TAXES	TAXABLE VALUE	EXEMPTION VALUE	TAX RATE	TAXES	TAXABLE VALUE	EXEMPTION VALUE	TAX RATE	TAXES	TAX RATE	TAXES
TOTAL PROPERTY TAXES			0.0000				0.0000		0.0000	
PROPERTY APPRAISER VALUE INFORMATION										
	MARKET VALUE		ASSESSED VALUE FOR SCHOOL MILLAGES			ASSESSED VALUE FOR NON-SCHOOL MILLAGES				
LAST YEAR:										
THIS YEAR:										
A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD (SEE ADDITIONAL INFO ON BACK)										
TAXING AUTHORITY	HEARING LOCATION				DATE	TIME	FOR TAX INFO CALL			
ASSESSMENT REDUCTIONS AND EXEMPTIONS										
EXEMPTION	APPLIES TO	VALUE	EXEMPTION	APPLIES TO	VALUE	ASSESSMENT REDUCTION	APPLIES TO	VALUE		
FIRST HOMESTEAD	ALL TAXES		DISABILITY	ALL TAXES		SAVE OUR HOMES	ALL TAXES			
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES		DISABLED VETS	ALL TAXES						
SENIOR EXEMPTION (COUNTY)	COUNTY TAXES		WIDOW/WIDOWER	ALL TAXES		10% CAP ON NON-HOMESTEAD	NON-SCHOOL TAXES			
SENIOR EXEMPTION (CITY)	CITY TAXES		OTHER							
Any exemption that applies to your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).						AGRICULTURAL CLASSIFICATION	ALL TAXES			
						OTHER				
• IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT MARKET VALUE, OR IF YOU ARE ENTITLED TO AN EXEMPTION OR CLASSIFICATION THAT IS NOT REFLECTED ON THIS FORM, CONTACT YOUR COUNTY PROPERTY APPRAISER AT: • IF THE PROPERTY APPRAISER'S OFFICE IS UNABLE TO RESOLVE THE MATTER AS TO MARKET VALUE, CLASSIFICATION, OR AN EXEMPTION, YOU MAY FILE A PETITION FOR ADJUSTMENT WITH THE VALUE ADJUSTMENT BOARD. PETITION FORMS ARE AVAILABLE FROM THE COUNTY PROPERTY APPRAISER AND MUST BE FILED ON OR BEFORE: • YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE, SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWER, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, OR ANY OTHER SPECIAL DISTRICT.										
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT					UNITS	RATE	ASSESSMENT		
*** SEE REVERSE SIDE FOR TAXING AUTHORITY INFORMATION AND HEARING DATES, TIMES, AND LOCATIONS ***						TOTAL NON-AD VALOREM				

260 History of Property

Title work was NOT provided by for this assignment. The most recent transfer involving the subject parent tract for \$100, was on June 27, 2022, via a special warranty deed as recorded in OR Book 12315, Page 0860 of the public records of Polk County Florida. This special warranty deed was a title transfer to the homeowner's association.

As of the effective date of this appraisal, the property is not subject to an agreement of sale or option to buy, nor is it listed for sale.

270 Exposure Time

Exposure time is defined within the FDOT Supplemental Standards of Appraisal, Effective April 15, 1999, revised: January 1, 2014, as:

"Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The exposure time for the subject property has been estimated to be 8 to 12 months. This is contingent upon the property being listed at a reasonable asking price, within the acceptable real estate industry ranges.

280 Public & Private Restrictions

Title work was not provided by however the appraiser is not aware of any easements or restrictions encumbering the subject parent tract which would have a negative impact on the development potential or marketability of the site.

300 Highest & Best Use Analyses

“Highest and Best Use” is defined within The Appraisal of Real Estate, 15th Edition, published 2020, Page 305, as:

“The reasonably probable use of property that results in the highest value.”

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

Physically Possible – The subject property is located on the north side of E Johnson Avenue and south side of Baker Dairy Road, Haines City, Polk County, Florida. The property is irregular in shape totaling 25.31± gross acres. The tax parcels that make up the subject property consist of drainage areas, and vacant tracts of land that are improved to serve as a drainage system for the subdivision.

The subject is considered to have good development potential in terms of soil characteristics, surrounding development and future access.

Legally Permissible – The subject parent tract is zoned R-1-A, residential by Haines City. The subject land is part of the drainage system and common areas for Cypress Park Estates; therefore, the legally permissible use of the subject parent tract would be consistent with the property's current zoning.

Financially Feasible – Given that the subject is a part of a single-family subdivision development, Cypress Park Estates, which has been under construction over the past several years; it is my opinion that due to the demand for within the local market, the highest and best use of the subject property would be for continued use as a residential development as the market and demand dictates.

Maximally Productive – Considering what is physically possible, legally permissible, and financially feasible for the subject property, the highest and best use of the subject property vacant land would be to hold for future residential development as the market and demand dictates.

302 Highest & Best Use Conclusion

Considering all of the above physically possible, legally permissible, economically feasible, and maximally productive, the highest and best use of the subject parent tract vacant land would be to hold for future residential development as the market and demand dictates.

305 Approaches to Value Used & Excluded

Valuation of the Site

The Sales Comparison Approach was considered applicable for the valuation of the Subject Property.

310 Land Valuation

The estimate of land value before the taking utilizes the Sales Comparison Approach. It is defined within the Appraisal Institute's *The Dictionary of Real Estate Appraisal*, 7th Edition, published 2022, Page 170, as:

"The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison and making adjustments to the sales price (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The Sales Comparison Approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available".

30

25-033
COPYRIGHT 2025, PINEL & CARPENTER, INC.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

31

COMPARABLE VACANT LAND SALES CHART

Land Sales					
SALE NO.	SUBJECT	SALE NO. 1	SALE NO. 2	SALE NO. 3	SALE NO. 4
O.R. BOOK PAGE		13199-02282	13118-00190	13014-01566	12689-01070
LOCATION	South of Baker Dairy Road, north of E Johnson Avenue, East of Power Line Road	SW corner of Lake Hatchineha Road and Caldwell Drive	North of Finney Road south of Horseshoe Creek Road, east of Powerline Road	South of E Grace Avenue, north of Roe Road, East of S 30th Street	NE corner of Horseshoe Creek Road and Huckleberry Road, extending NW of Huckleberry Road
GRANTOR	Cypress Park Community development District	W&G Groves, LLC	ADH Rollins Court, LLC	Nimby Development Group, INC	BCF, LLC
GRANTEE		Rayson Ventures, LLC	Arroyo Cap IV-2, LLC	KB Home Orlando, LLC	TLC Realty Isle, LLC
SALE DATE		Jul-24	May-24	Feb-24	May-23
SALE PRICE		\$1,225,000	\$6,418,400	\$5,000,000	\$7,750,000
COUNTY	Polk	Polk	Polk	Polk	Polk
CITY	Haines City	Haines City	Davenport	Haines City	Davenport
ZONING		R-1-A	PUD	RPUD	PUD
FUTURE LAND USE	Not Listed	43/ Res-Rural	Residential Low	Not Listed	Res. Low / Conservation
SIZE: GROSS ACRE	25.31	23.99	49.31	80.78	177.61
SIZE: NET ACRE	25.31	23.99	40.31	80.78	144.01
SIZE: GROSS SF	1,102,504	1,043,004	2,147,944	3,517,906	7,736,592
SIZE: NET SF	1,102,504	1,043,004	1,755,904	3,517,906	6,273,076
PROPOSED USE	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
PRICE PER NET ACRE		\$51,053	\$159,406	\$51,912	\$53,816
PRICE PER NET SF		\$1.17	\$3.66	\$1.42	\$1.24
TRANSACTION COMPARISON:					
PROPERTY RIGHTS CONVEYED		Similar	Similar	Similar	Similar
FINANCING (CASH EQUIV.)		Similar	Similar	Similar	Similar
CONDITIONS OF SALE		Similar	Similar	Similar	Similar
MARKET CONDITIONS		Similar	Similar	Similar	Similar
PROPERTY COMPARISON:					
LOCATION		Similar	Similar	Similar	Slightly Inferior
ACCESS / EXPOSURE		Similar	Similar	Similar	Slightly Inferior
SIZE		Similar	Similar	Inferior	Inferior
PHYSICAL CHARACTERISTICS/SHAPE		Slightly Superior	Superior	Superior	Similar
ZONING/FUTURE LAND USE		Inferior	Superior	Similar	Similar
OVERALL COMPARISON:		Slightly Inferior	Superior	Similar	Inferior
NOTES		Sold as raw land with no approvals or improvements	Site plans and approvals before sale but no physical construction on site before sale	Most recent site plans from 2008. Northern parcel remains raw land while southern parcel is subdivided with no improvements	No plans or permits at time of sale, sold as raw land with zoning and FLU

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

32

Land Sales

Sale No. 1 – Located on the SW corner of Lake Hatchineha Road and Caldwell Drive in Haines City, Polk County. This sale took place in July of 2024 as raw land with no construction approvals or improvements to the property. All Transaction comparisons in this sale are considered similar to the subject property. At 23.99 net acres, the size of this sale is very similar to the subject property. The physical characteristics/shape of this sale are considered slightly superior to the subject property as it is rectangular in shape. The zoning/future land use of agricultural is inferior to the subject property, making the overall comparison of this sale slightly inferior to the subject property. Therefore, the sale price of \$51,063 per net acre is considered below the subject property.

Sale No. 2 – Located north of Finney Road and south of Horseshoe Creek Road in Davenport, Polk County. This sale took place in May of 2024 with site plans and approvals for subdivision development but no physical improvements to the site. All Transaction comparisons in this sale are considered similar to the subject property. At 40.31 net acres, this sale is considered similar in size to the subject property. The physical characteristics/shape of this sale are considered superior to the subject property as it is rectangular in shape. The zoning/future land use of PUD/Residential Low in this sale is considered superior to the subject property, making the overall comparison of this sale superior to the subject property. Therefore, the per acre sales price of \$159,226 is above the subject property.

Sale No. 3 – Located south of E Grace Avenue and north of Roe Road in Haines City, Polk County. This sale took place in February of 2024 with old subdivision plans from 2008 and no current plans or improvements. All Transaction comparisons in this sale are considered similar to the subject property. At 80.76 net acres, the size of this sale is considered inferior to the subject property. The physical characteristics/shape of this sale are considered superior to the subject property as it is rectangular in shape and partially subdivided, making the overall comparison of this sale similar to the subject property. Therefore, the per acre sales price of \$61,912 is similar to the subject property.

Sale No. 4 – Located on the NE corner of Horseshoe Creek Road and Huckleberry Road in Davenport, Polk County. This sale took place in May of 2023 with no plans at the time of sale being sold as raw land. All Transaction comparisons in this sale are considered similar to the subject property. At 144.01 net acres, the size of this sale is considered inferior to the subject property. The location and access of this sale are both considered slightly inferior to the subject property as it is on a dead-end road in a less developed area. Overall, this sale is considered to be inferior to the subject property, therefore the sale price of \$53,816 is below the subject property.

COMMON AREA TRACTS
TOTALING 25.31 ACRES
CYPRESS PARK ESTATES (PHASE 1, 2, AND 3)
HAINES CITY, FL

33

390 Reconciliation of Value Indications & Final Value Estimate

Reconciliation is the final step in the valuation process in which value indications are evaluated and the most meaningful, defensible conclusion is selected as a final value estimate. The approaches are examined for appropriateness, accuracy and quantity of evidence. Any differences or inconsistencies and analysis and conclusions are explained.

The land sales reflected an unadjusted range from \$51,063 per acre to \$159,226 per acre. To rely on an indication of value, I have considered each of the comparable land sales and their characteristics and qualities relative to the subject. An overall unit value of \$60,000 per gross acre was concluded. Based on the preceding, the value indication is as follows:

Value estimate

Indicated Value/AC	—	\$60,000/AC	
Subject Size	—	25.31± AC @ \$60,000/AC	= \$1,518,600
Cost Approach			N/A
Sales Comparison Approach			\$1,518,600
Income Approach			N/A

Considering all of the above, I have estimated the market value of the common area tracts (land only), at **\$1,518,600**.

ADDENDUM

SUBJECT LAST DEED OF TRANSFER

COMPARABLE LAND SALES

ZONING MAP

FLOOD MAP

WETLANDS MAP

SOIL MAP

QUALIFICATIONS OF APPRAISER

SUBJECT LAST DEED OF TRANSER

INSTR # 2022175915
BK 12315 Pgs 0860-0862 PG(s)3
06/28/2022 09:23:43 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00

This instrument was prepared by and
upon recording should be returned to:

Jennifer Kilinski, Esq.
KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303

Parcel No:
27-27-23-000000-023001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 27 day of June, 2022, by:

KRPC EAST JOHNSON, LLC, a Florida limited liability company, with
a mailing address of 121 Garfield Avenue, Winter Park, Florida 32789
(hereinafter the "Grantor"), in favor of

CYPRESS PARK COMMUNITY DEVELOPMENT DISTRICT, a
local unit of special-purpose government, with a mailing address of 219
East Livingston Street, Orlando, Florida 32801 (hereinafter the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall
include the singular and plural, heirs, legal representatives,
successors and assigns of individuals, and the successors and assigns
of corporations, as the context requires.]

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk
County, Florida, further described as:

**TRACT F, together with all Landscape Easements, Drainage & Access
Easements, and Maintenance Easements, as recorded in Plat Book 187,
Pages 2-7, of the Official Records of Polk County, Florida.**

Subject to restrictions, covenants, conditions and easements, of record; however, reference
hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging
or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no
taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is
being paid hereon.

AND the grantor hereby covenants with said grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

"GRANTOR"

Signed, sealed and delivered

KRPC EAST JOHNSON, LLC, a Florida limited liability company.

in the presence of:

Marcia Ann Bexley
Print Name: MARCIA BEXLEY

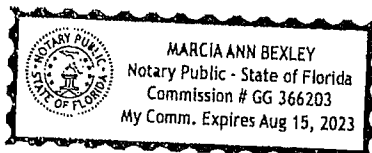
Allan Keen
By: Allan Keen
Its: Chairman

Linda S. Keen
Print Name: LINDA S. KEEN

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 27th day of June, 2022 by Allan Keen, as Chairman of KRPC EAST JOHNSON, LLC, a Florida limited liability company for the purposes stated herein. He is personally known to me or who has produced _____ (type of identification) as identification.

Marcia Ann Bexley
NOTARY PUBLIC, STATE OF FLORIDA
MARCIA ANN BEXLEY
(Print, Type or Stamp Commissioned Name of Notary Public)



ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 22 day of June, 2022.

Signed, sealed and delivered
in the presence of:

Witnesses:

T. T. D.

Name: RODNEY GADD

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special-purpose
government established under Chapter 190 of
the Florida Statutes

Scott Shapiro
Scott Shapiro, Chair
Board of Supervisors

Robert Sadler

Name: Robert Sadler

STATE OF FLORIDA
COUNTY OF POLK

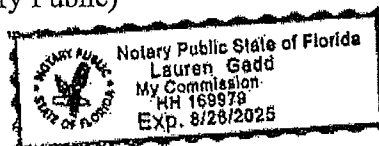
The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ online notarization, this ____ day of June, 2022, by Scott Shapiro, as Chair of CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government established under Chapter 190 of the Florida Statutes, on behalf of the District. He is personally known to me or who has produced

(type of identification) as identification.

Lauren Gadd
NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of
Notary Public)



COMPARABLE LAND SALES

COMPARABLE LAND SALE

Land Sale 13199/02262

Property Identification

Record ID	19512
Property Type	Vacant Land, RES Site (SF Rural)
Address	Lake Hatchineha Road , Haines City, Polk County, Florida 33844
Location	SW corner of Lake Hatchineha Road and Caldwell Drive
Tax ID	27-28-24-000000-013020
MSA	Polk County
Market Type	Haines City

Sale Data

Grantor	W&G Groves, LLC
Grantee	Raysor Ventures, LLC
Sale Date	July 22, 2024
Deed Book/Page	13199/02262
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash To Seller
Verification	Public Records; May 14, 2025; Confirmed by Henry Johnson

Sale Price	\$1,225,000
Cash Equivalent	\$1,225,000
Adjusted Price	\$1,225,000

Land Data

Zoning	AG, AGR Agricultural
Topography	Level
Utilities	All Available
Shape	Rectangular
Flood Info	Not In Flood Zone
User 5	FLU- AG/ Res-Rural

Land Size Information

Gross Land Size	23.990 Acres or 1,045,004 SF
Net Land Size	23.990 Acres or 1,045,004 SF , 100.00%

Indicators

Sale Price/Gross Acre	\$51,063
Sale Price/Gross SF	\$1.17
Sale Price/Net Acre	\$51,063
Sale Price/Net SF	\$1.17

COMPARABLE LAND SALE

Remarks

Sale Occurred in July 2024 for \$1,255,000 or \$51,063. Sold as raw land with no plans or improvements to the site, although highest and best use is as a residential subdivision.

COMPARABLE LAND SALE

Land Sale 12689/01070

Property Identification

Record ID	19516
Property Type	Vacant Land, RES Site (SF Subdivision)
Address	Huckleberry Road, Davenport, Polk County, Florida 33873
Location	NE corner of Horseshoe Creek Road and Huckleberry Road, extending NW of Huckleberry Road
Tax ID	27-27-01-000000-021000
MSA	Polk County
Market Type	Davenport

Sale Data

Grantor	BCF, LLC
Grantee	TLC Reedy Isle, LLC
Sale Date	November 21, 2023
Deed Book/Page	12689/01070
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Verification	Public Records; May 12, 2025

Sale Price	\$7,750,000
Cash Equivalent	\$7,750,000
Adjusted Price	\$7,750,000

Land Data

Zoning	PUD, PUD Residential
Topography	Level
Utilities	All Available
Shape	Irregular
FLU	Res-Low/Conservation

Land Size Information

Gross Land Size	177.610 Acres or 7,736,692 SF
Net Land Size	144.010 Acres or 6,273,076 SF , 81.08%
Wetlands Land Size	33.600 Acres or 1,463,616 SF , 18.92%

Indicators

Sale Price/Gross Acre	\$43,635
Sale Price/Gross SF	\$1.00
Sale Price/Net Acre	\$53,816
Sale Price/Net SF	\$1.24

COMPARABLE LAND SALE

Remarks

Sale in November 2023 for \$7,750,000 or \$53,816 per acre. No plans or improvements to the site at time of sale and is to be considered raw land

COMPARABLE LAND SALE

Land Sale 13014/01566

Property Identification

Record ID	19514
Property Type	Vacant Land, RES Site (SF Subdivision)
Address	Robinson Drive , Haines City, Polk County, Florida 33844
Location	South of E Grace Avenue, north of Roe Road, East of S 30th Street
Tax ID	Various
MSA	Polk County
Market Type	Haines City

Sale Data

Grantor	Nimby Development Group, INC
Grantee	KB Home Orlando, LLC
Sale Date	February 02, 2024
Deed Book/Page	13014/01566
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Verification	Public Record; May 08, 2025; Confirmed by Henry Johnson

Sale Price	\$5,000,000
Cash Equivalent	\$5,000,000
Adjusted Price	\$5,000,000

Land Data

Zoning	RPUD, PUD Residential
Topography	Level
Utilities	All Available
Shape	Irregular
FLU	Not Listed

Land Size Information

Gross Land Size	80.760 Acres or 3,517,906 SF
Net Land Size	80.760 Acres or 3,517,906 SF , 100.00%

Indicators

Sale Price/Gross Acre	\$61,912
Sale Price/Gross SF	\$1.42
Sale Price/Net Acre	\$61,912
Sale Price/Net SF	\$1.42

COMPARABLE LAND SALE

Remarks

Sale in February 2024 for \$5,000,000 or \$61,912 per net acre. Subdivision plans from 2008, although there are no recent plans or improvements to the site. Around the time of the original plans, half of the site was legally subdivided, but no physical improvements were made. The property remains vacant raw land.

COMPARABLE LAND SALE

Land Sale 13118/00190

Property Identification

Record ID	19513
Property Type	Residential Land, RES Site (SF Subdivision)
Address	Finney Road , Davenport, Polk County, Florida 33837
Location	North of Finney Road, south of Horseshoe Creek Road, east of Powerline Road
Tax ID	27-27-11-735500-000140
MSA	Polk County
Market Type	Davenport

Sale Data

Grantor	ADH Rollins Court, LLC
Grantee	Arroyo Cap IV-2, LLC
Sale Date	May 09, 2024
Deed Book/Page	13118/00190
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Verification	Public Records; May 07, 2025; Confirmed by Henry Johnson

Sale Price	\$6,418,400
Cash Equivalent	\$6,418,400
Adjusted Price	\$6,418,400

Land Data

Zoning	PUD, PUD Residential
Topography	Level
Utilities	All Available
Shape	Irregular
User 5	FLU- Residential Low

Land Size Information

Gross Land Size	49.310 Acres or 2,147,944 SF
Net Land Size	40.310 Acres or 1,755,904 SF , 81.75%
Wetlands Land Size	9.000 Acres or 392,040 SF , 18.25%

Indicators

Sale Price/Gross Acre	\$130,164
Sale Price/Gross SF	\$2.99
Sale Price/Net Acre	\$159,226
Sale Price/Net SF	\$3.66

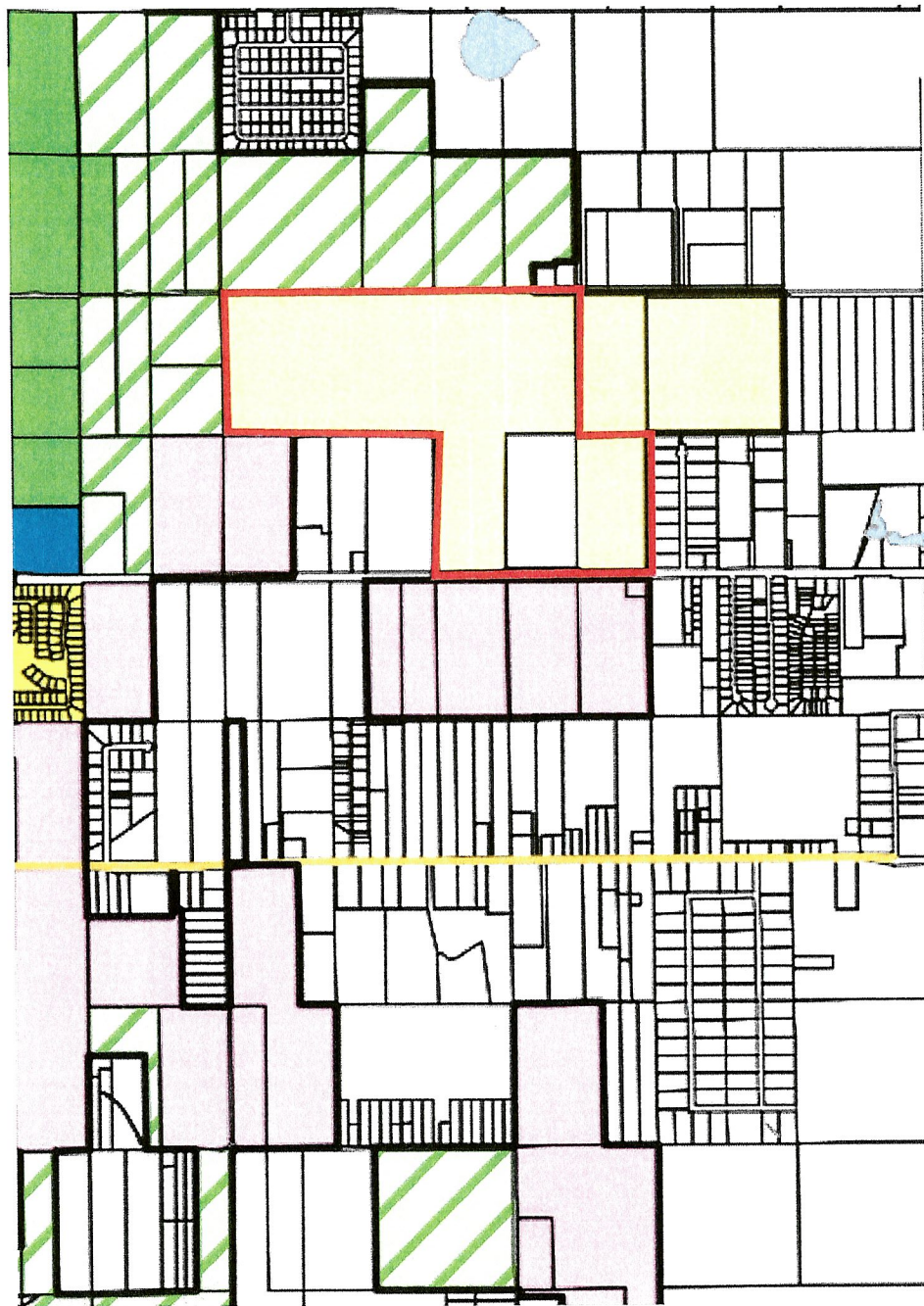
COMPARABLE LAND SALE

Remarks

Sale in May 2024 for \$6,418,400 or \$159,226 per net acre. Subdivision plans for Rollins Court at time of sale. Sold fully engineered with plans but no physical improvements to the site.

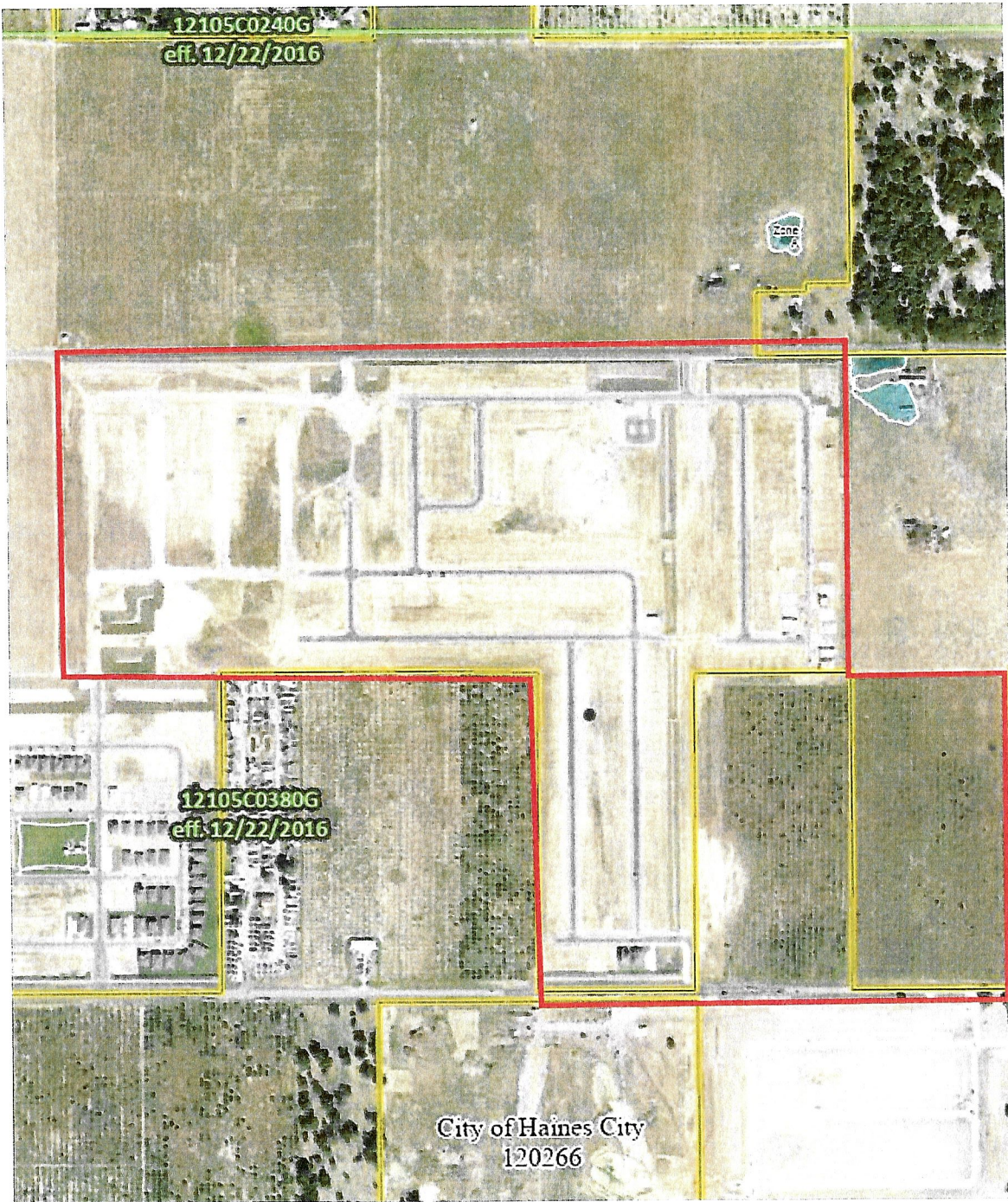
ZONING MAP

Zoning Haines City

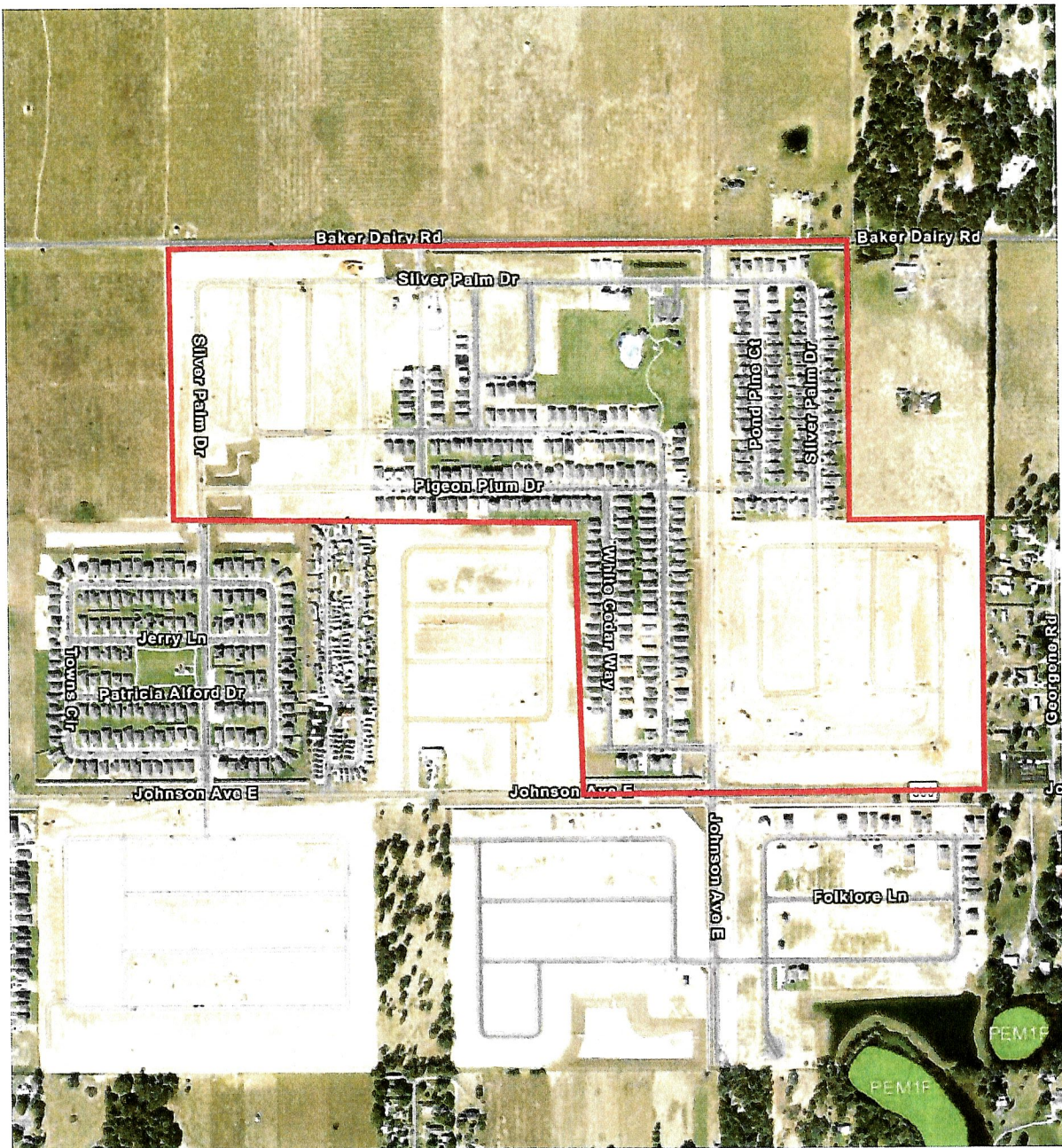


 R-1-A

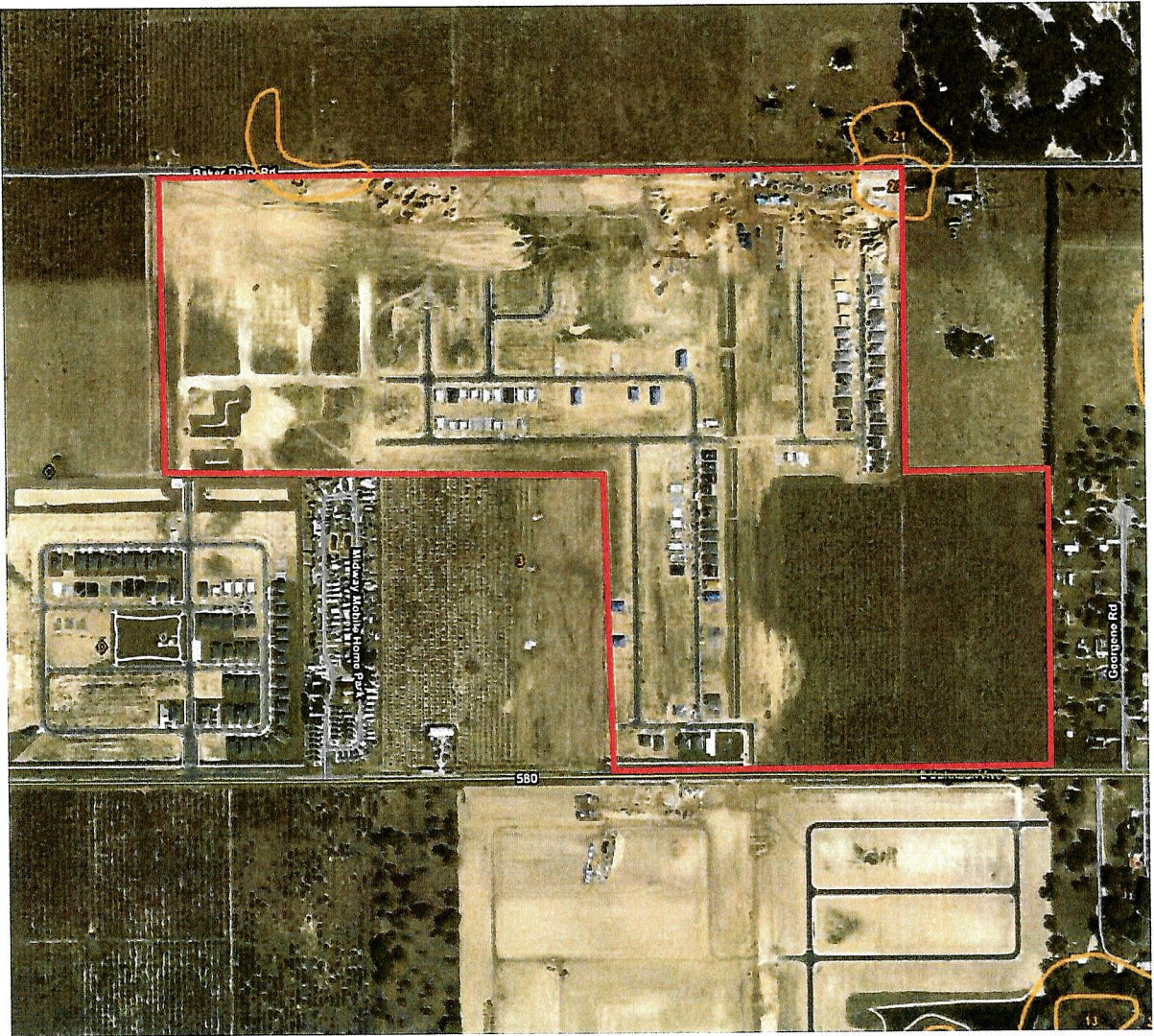
FLOOD MAP



WETLANDS MAP



SOIL MAP



QUALIFICATIONS OF APPRAISER

QUALIFICATIONS OF APPRAISER

WALTER N. CARPENTER JR., MAI, CRE

BUSINESS ADDRESS

Pinel & Carpenter, Inc.
1390 Hope Road, Suite 100
Maitland, FL 32751

EDUCATION

University of Florida; Bachelor of Science Degree in Business Administration
majoring in Real Estate, 1975.

PROFESSIONAL EDUCATION

Completed the following courses under the direction of the American Institute of Real Estate Appraisers:

- National USPAP Update (2024)
- Florida Law Update (2024)
- Business Practices and Ethics (2024)
- Florida Eminent Domain-CLE International (2023)
- National USPAP Update (2022)
- Florida Law Update (2022)
- Best Practices for Completing Bifurcated and Hybrid Appraisals (2022)
- Appraisal of Fast-Food Facilities (2022)
- Legal Issues for Non-Lending and Litigation Appraisal Assignments (2021)
- USPAP Update (2020)
- Florida Law Update (2020)
- Desktop Appraisals (Bifurcated, Hybrid) and Evaluations (2020)
- Transferred Value (2020)
- The Appraiser as an Expert Witness: Preparation and Testimony (2019)
- Evaluating Commercial Leases: The Tenant and the Terms Both Matter (2019)
- Supervisory Appraiser/Trainee Appraiser (2018)
- Another View of The Tough One: Comparison Approach for Mixed Use Properties (2018)
- The Tough One: Mixed Use Properties (2018)
- National USPAP Update (2018)
- Florida Law (2018)
- National USPAP Update (2016)
- Florida Law (2016)
- Business Practices & Ethics (2015)
- Supervisory Appraiser/Trainee Appraiser (2015)
- Purchase Price Allocations for Financial Reporting & Tax (2014)
- National USPAP Update (2014)
- Florida Law (2014)
- Business Practices & Ethics (2013)
- National USPAP Update (2012)
- Florida Appraisal Law (2012)
- Financial Crimes Symposium (2011)
- Litigation Appraising: Specialized Topics & Applications (2011)
- The Appraiser as an Expert Witness (2011)
- National USPAP Update (2010)
- Appraisal Curriculum Overview (2010)
- National USPAP Equivalent (2008)
- Business and Ethics (2008)
- Identify & Prevent Real Estate Fraud (2008)
- USPAP Update (2006)
- Eminent Domain (2005)
- USPAP Update (2004)
- Appraisal of Real Estate (2004)

QUALIFICATIONS OF APPRAISER WALTER N. CARPENTER JR., MAI, CRE

Contd.

- Separating Real and Personal Property from Intangible Business Assets (2003)
- Condemnation Appraising: Advanced Topics and Applications (1999)
- Litigation Valuation/Mock Trial (1993)
- Litigation Valuation (1992)
- Standards of Professional Practice Exam SPP (1990)
- Fundamentals of Appraising (1975)
- Litigation Valuation (1987)
- The Electronic Spreadsheet in the Appraisal Office-Seminole Community College (1985)
- Standards of Professional Practice (1984)
- Introduction to R.E. Investment Analysis (1983)
- Urban Properties (1977)
- Capitalization Theory and Techniques (1976)

SEMINARS ATTENDED

- IPT Property Tax Symposium (2024)
- Central Florida Real Estate Forum (2019, 2022-2024)
- Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency (2019)
- Central Florida Real Estate Forum: Unity of the Community (2018)
- Appraising for Department of Interior-OVS and other Federal Agencies (2018)
- New Technology for Appraisers (2016)
- Fall Education Seminar Assoc. of Eminent Domain Professionals (2016)
- Online Cool Tools: New Technology for Real Estate Appraisers (2016)
- Central Florida Real Estate Forum: Unity of the Community (2014)
- Senior Housing & Long Term Care Properties (2014)
- Excel as an Appraiser: Making Your Job Easier Using Excel Spreadsheets (2013)
- Understanding the Loan Quality Initiative & Residential Collateral Data Delivery (2011)
- Investment Firm & Institutional Investor Initiative & Perspectives on RE Valuation (2010)
- Understanding Repurchase Demands & Rebuttal Appraisals (2010)
- Analyzing the Effects of Environmental Contamination (2010)
- Financial Reform Legislation (2010)
- Property Tax Assessment (2010)
- Residential Valuation Trends (2009)
- Valuation for Financial Reporting (2009)
- Analyzing Operative Expenses (2008)
- Analyzing Distressed Real Estate (2008)
- Supervisory/Trainee Roles & Relationship (2008)
- Appraisal Law Update (2008)
- Appraiser Law Update (2006)
- Appraisal Scope of Work (2006)
- Technology III (2006)
- Complex Cures Using Before and After Techniques (2000)
- Technology Forum, Part I (1999)
- Valuing Your Business (1999)
- Case Study Seminar (1999)
- The Globalization of Real Estate (1999)
- Appraisal of Local Retail Properties (1998)
- The Appraisal and Capital markets (1998)
- Understanding and Using DCF Software (1998)
- The High Tech Appraisal Office (1996)
- The Internet and Appraising (1996)
- Case Law of Eminent Domain (1996)
- Special Purpose Properties-Challenges of Real Estate Appraising/ Limited Markets (1995)
- Understanding Limited Appraisals (1994)
- Core Law Update (1994)
- Appraising Troubled Properties (1992)
- Reviewing Appraisals (1990)
- Persuasive Style in the Narrative Appraisal (1989)

QUALIFICATIONS OF APPRAISER WALTER N. CARPENTER JR., MAI, CRE

Contd.

- Standards of Professional Practice Update (1988)
- Applied Appraisal Techniques (1983)
- Applied Statistical Analysis in Appraising (1980)
- Income Capitalization Workshop (1978)
- New Developments in Condemnation (1975)
- H.U.D. Uniform Act of 1970

Completed the following courses and seminars under the direction of the Real Estate Securities and Syndication Institute:

- Applied Real Estate Syndication (1981)
- Syndication Real Estate (1982)
- Real Estate Partnership Administration

LICENSES

State-Certified General Real Estate Appraiser
License No. RZ1231

Real Estate Broker, State of Florida
License No. BK 0130637

PROFESSIONAL DESIGNATION

Member of the Appraisal Institute, holding the MAI designation, Certificate No. 7567
Member of the Counselors of Real Estate, CRE

EXPERIENCE

President, Pinel & Carpenter, Inc., 1987 to present.
Vice-President, Pinel, Rex & Carpenter, Inc., 1980-1987
Associate and Assistant to Thomas H. Pinel, MAI, 1975-1980.

Active in real estate sales in Orlando since 1974 and in real estate appraising since 1975.

Completed appraisals of military bases, water/wastewater treatment plants, residential, commercial, and industrial properties, citrus groves, and special purpose properties, including office buildings, shopping centers, apartments, condominiums, theaters, restaurants, churches, dance studios, child care centers, etc., prepared for attorneys, accounting firms, banks, Internal Revenue Service, City of Orlando, Orange County, corporations, and individuals since 1975.

MAJOR APPRAISALS

duPont Centre, Church Street Station Entertainment Complex, Disney's Celebration City, LeeVista Center, Airport Industrial Park at Orlando, Hunter's Creek, City of Casselberry Electric & Distribution System, City of Port St. Lucie Water & Waste Water System, City of New Smyrna Water & Waste Water System, Eastern Subregional Waste Water Treatment Plant, Fairbanks Avenue Widening, Oak Ridge Road Widening, Conroy-Windermere Road Widening, Old Winter Garden Road Widening, and Forsyth Road Widening, Naval Training Center at Orlando, the Charleston Navy Base, City of Winter Park Utilities System, Gulfstream Properties Natural Gas Pipeline, Universal Studios – MCA Parcels

PROFESSIONAL SERVICE

- NFIB, National Federation of Independent Business, Leadership Council
- Member of The Counselors of Real Estate, 2003 to present

QUALIFICATIONS OF APPRAISER WALTER N. CARPENTER JR., MAI, CRE
Contd.

- Executive Committee, Urban Land Institute, 2000 to 2012
- National Board of Directors, Appraisal Institute, 2001 - 2004
- Executive Committee, Appraisal Institute, 2003 -2004
- National Committee of Regional Chairs, Chairman Appraisal Institute, 2004
- National Chairman, Government Relations Committee, Appraisal Institute, 2000 - 2001
- Vice Chairman, Government Relations Committee, Region X, Appraisal Institute, 1997 - 2000
- Chairman, Government Relations Committee, Appraisal Institute, East FL Chapter, 1994 - 1999
- President, East Florida Chapter Appraisal Institute, 2001
- Vice-President, East Florida Chapter Appraisal Institute, 1999
- Treasurer, East Florida Chapter Appraisal Institute, 1998
- Secretary, East Florida Chapter Appraisal Institute, 1997
- Director, East Florida Chapter Appraisal Institute, 1996 to 2002
- Member of the Legislative Committee, Home Builders Association of Mid-Florida, 1985 - 1999
- Member of the Legislative Committee, Greater Orlando Association of Realtors
- Alumni Relations Director, Florida Blue Key Alumni Association of Central Florida
- Member of the Real Estate Securities and Syndication Institute
- Member of the Central Florida Investment Council
- Chairman, Education Committee, Greater Orlando Association of Realtors, 1988
- Director, The Economic Club of Orlando, 1985-1988
- Member of the Real Estate Advisory Board, Center for Real Estate Studies, University of Florida, Warren College of Business, 2001 to present
- Member of the National Federation of Independent Business Florida Chapter
- Member of the Association of Eminent Domain Professionals,
- Member of The Executive Committee (TEC), 2003 to 2012
- Member of US Chamber of Commerce
- Member of Orlando Regional Chamber of Commerce
- Moderator of Linear Rights-of-Way Workshop, Washington, DC, December 2001

COMMUNITY SERVICE

- Member, State of Florida Employer-Sponsored Benefits Study Task Force, 2013-2014
- President, Central Florida Fair, 2000-2002
- Director, Central Florida Fair, 1992 to present
- Chairman, Last Wave Committee, House of Hope, 1999
- Chairman, Stewardship Committee, St. Michael's Episcopal Church, 1998, 2009, 2010
- Chairman, Search Committee, St. Michael's Episcopal Church, 2014
- Ninth Judicial Circuit Grievance Committee Member, 1998 – 2000
- Director, Christian Service Center, 2008-2013
- Treasurer, Christian Service Center, 2013
- Director, Canterbury Episcopal Retreat & Conference Center, 1996 - 2000
- Director, Winter Park YMCA, 1987-1991
- Vestry, St. Michael's Episcopal Church, 1979-1981; 1989-1992
- President, Board of Directors, Big Brothers and Big Sisters of Central Florida, Inc., 1979
- Director, Big Brothers of Greater Orlando, Inc., 1977-1979
- Member of Committee of 100 Orange County
- Board of Directors, Committee of 100 Orange County, 2014
- Member of Florida United Business Association
- Member of The Leadership Trust NFIB

Walter N. Carpenter

State of Florida

Department of Business and Professional Regulation

License

Ron DeSantis, Governor	Melanie S. Griffin, Secretary
STATE OF FLORIDA	
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION	
FLORIDA REAL ESTATE APPRAISAL BD	
LICENSE NUMBER: RZ1231	EXPIRATION DATE: NOVEMBER 30, 2026
THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES	
CARPENTER, WALTER N JR 1390 HOPE ROAD SUITE 100 MAITLAND FL 32751	
	
ISSUED: 12/02/2024	Always verify licenses online at MyFloridaLicense.com Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.	

Exhibit C:
IRS Form 8283

[Attached beginning at following page]

Noncash Charitable Contributions

Attach one or more Forms 8283 to your tax return if you claimed a total deduction of over \$500 for all contributed property.

Go to www.irs.gov/Form8283 for instructions and the latest information.

OMB No. 1545-0074

Attachment
Sequence No. **155**

Name(s) shown on your income tax return

KRPC East Johnson, LLC

Identifying number

84-2244155

Enter the entity name and identifying number from the tax return where the noncash charitable contribution was originally reported, if different from above.

Name: _____ Identifying number: _____

Check this box if a family pass-through entity made the noncash charitable contribution. See instructions ☐

Note: Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of \$5,000 or Less and Publicly Traded Securities—List in this section **only** an item (or a group of similar items) for which you claimed a deduction of \$5,000 or less. Also list publicly traded securities and certain other property even if the deduction is more than \$5,000. If you need more space, attach a statement. See instructions.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description and condition of donated property (For a vehicle, enter the year, make, model, and mileage. For securities and other property, see instructions.)
A		☐	
B		☐	
C		☐	
D		☐	

Note: If the amount you claimed as a deduction for an item is \$500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						

Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities, Vehicles, Intellectual Property or Inventory Reportable in Section A)—Complete this section for one item (or a group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions reportable in Section A). Provide a separate form for each item donated unless it is part of a group of similar items. A qualified appraisal is required for items reportable in Section B and in certain cases must be attached. See instructions.

Part I Information on Donated Property

2 Check the box that describes the type of property donated. See instructions for definitions.

- | | | |
|---|---|---|
| a ☐ Art (contribution of \$20,000 or more) | d ☒ Other real estate | i ☐ Vehicles |
| b ☐ Qualified conservation contribution | e ☐ Equipment | j ☐ Clothing and household items |
| b(1) ☐ Certified historic structure | f ☐ Securities | k ☐ Digital assets |
| NPS # _____ | g ☐ Collectibles | l ☒ Other |
| c ☐ Art (contribution of less than \$20,000) | h ☐ Intellectual property | |

3	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If any tangible personal property or real property was donated, give a brief summary of the overall physical condition of the property at the time of the gift.	(c) Appraised fair market value
A	Development Infrastructure	n/a	n/a
B	Tracts of Land	Platted Tracts of Land	\$1,518,600
C			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	(h) Qualified conservation contribution relevant basis (see instructions)	(i) Amount claimed as a deduction (see instructions)
A						
B						
C						

Name(s) shown on your income tax return

Identifying number

Part II Partial Interests and Restricted Use Property (Other Than Qualified Conservation Contributions)—

Complete lines 4a through 4e if you gave less than an entire interest in a property listed in Section B, Part I. Complete lines 5a through 5c if conditions were placed on a contribution listed in Section B, Part I; also attach the required statement. See instructions.

- 4a** Enter the letter from Section B, Part I that identifies the property for which you gave less than an entire interest _____
If Section B, Part II applies to more than one property, attach a separate statement.
- b** Total amount claimed as a deduction for the property listed in Section B, Part I: **(1)** For this tax year . . . _____
(2) For any prior tax years _____
- c** Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization in Section B, Part V, below):
Name of charitable organization (donee) _____
Address (number, street, and room or suite no.) _____ City or town, state, and ZIP code _____
- d** For tangible property, enter the place where the property is located or kept _____
- e** Name of any person, other than the donee organization, having actual possession of the property _____

- | | Yes | No |
|--|-----|----|
| 5a Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property? | | |
| b Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire? | | |
| c Is there a restriction limiting the donated property for a particular use? | | |

Part III Taxpayer (Donor) Statement—List each item included in Section B, Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Section B, Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Section B, Part I and describe the specific item. See instructions.

Signature of taxpayer (donor)

Date 8/27/25**Part IV Declaration of Appraiser—**See instructions.

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c).

Sign Here

Appraiser signature

Date 8-28-2025Appraiser name Walter N. Carpenter, Jr., MAITitle President

Business address (including room or suite no.)

1390 Hope Road, Suite 100

Identifying number

City or town, state, and ZIP code

Maitland, FL 32751**Part V Donee Acknowledgment—**See instructions.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date _____

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282**, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? ☐ Yes ☒ No

Name of charitable organization (donee)

Cypress Park Estates Community Development District % GMS Management

Employer identification number

Address (number, street, and room or suite no.)

219 E. Livingston St

City or town, state, and ZIP code

Orlando, FL 32801

Authorized signature

Title

District Manager

Date

SECTION 9

RESOLUTION 2026-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT
DISTRICT DECLARING A VACANCY PURSUANT TO SECTION
190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

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

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the “Board”) are to be elected by the “Qualified Electors” of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Polk County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seat designated as “Seat 3”; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare Seat 3 vacant, effective the second Tuesday following the general election, and a Qualified Elector is to be appointed to such seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 4 as vacant.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 17, 2026: Seat 4 (currently held by Steve Rosser).

SECTION 2. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Supervisor for Seat 4 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28 day of July, 2026.

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

☐Chairperson/ ☐Vice Chairperson

SECTION 10



Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of $\geq \$4$ /gallon we will have a 3% increase

Average gas price of \$3.50-\$3.99/gallon we will have a 2% increase

Average gas price $< \$3.49$ /gallon the fuel service charge will end

- **BASED ON STATE AVERAGE**
- **ONLY APPLIES TO CONTRACTED "ESSENTIAL SERVICES"**
- **FUEL SERVICE CHARGE APPLIES THROUGH SEPTEMBER IF PRICES WARRANT**
- **FY 2027 CHARGES WOULD NEED TO BE APPROVED FOR BUDGET**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office



SECTION 11

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements Required by Florida Statute 218.39(3)(c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Park Estates Community Development District
City of Haines City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 11, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 11, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,132,995.
- The change in the District's total net position in comparison with the prior fiscal year was \$618,420, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balance of \$1,367,297, an increase of \$244,599 in comparison with the prior fiscal year. The fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and parks and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2025	2024
Current and other assets	\$ 1,473,549	\$ 1,130,736
Capital assets, net of depreciation	21,599,677	21,569,920
Total assets	23,073,226	22,700,656
Current liabilities	372,476	278,434
Long-term liabilities	14,567,755	14,907,647
Total liabilities	14,940,231	15,186,081
Net position		
Net investment in capital assets	7,032,233	6,669,801
Restricted	720,006	659,400
Unrestricted	380,756	185,374
Total net position	\$ 8,132,995	\$ 7,514,575

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,729,862	\$ 1,564,682
Operating grants and contributions	41,757	56,191
Capital grants and contributions	91,969	2,840
General revenues		
Miscellaneous income	7,560	60
Investment earnings	11,591	-
Total revenues	1,882,739	1,623,773
Expenses:		
General government	149,735	106,053
Maintenance and operations	277,294	247,641
Parks and recreation	181,200	145,935
Interest	656,090	672,178
Total expenses	1,264,319	1,171,807
Change in net position	618,420	451,966
Net position - beginning	7,514,575	7,062,609
Net position - ending	\$ 8,132,995	\$ 7,514,575

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$1,264,319. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The increase in current fiscal year expenses is primarily the result of an increase in maintenance costs and an increase in parks and recreation expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$21,678,899 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$79,222 has been taken, which resulted in a net book value of \$21,599,677. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$14,585,000 Bonds outstanding for its governmental activities. In addition, the District has \$51,434 in outstanding notes payable related to financed purchase agreements. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cypress Park Estates Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 458,085
Assessments receivable	4,632
Prepaid items	27,038
Restricted assets:	
Investments	983,794
Capital assets:	
Nondepreciable	21,476,044
Depreciable, net	123,633
Total assets	<u>23,073,226</u>
LIABILITIES	
Accounts payable	106,212
Accrued interest payable	266,224
Contracts and retainage payable	40
Non-current liabilities:	
Due within one year	325,811
Due in more than one year	14,241,944
Total liabilities	<u>14,940,231</u>
NET POSITION	
Net investment in capital assets	7,032,233
Restricted for debt service	720,006
Unrestricted	380,756
Total net position	<u>\$ 8,132,995</u>

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 149,735	\$ 149,735	\$ -	\$ -	\$ -
Maintenance and operations	277,294	621,500	-	91,969	436,175
Parks and recreation	181,200	-	-	-	(181,200)
Interest on long-term debt	656,090	958,627	41,757	-	344,294
Total governmental activities	1,264,319	1,729,862	41,757	91,969	599,269
General revenues:					
					7,560
					11,591
					19,151
					618,420
					7,514,575
					\$ 8,132,995

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 247,560	\$ -	\$ 210,525	\$ 458,085
Investments	-	983,483	311	983,794
Due from other funds	-	180	-	180
Assessments receivable	2,065	2,567	-	4,632
Prepaid items	27,038	-	-	27,038
Total assets	<u>\$ 276,663</u>	<u>\$ 986,230</u>	<u>\$ 210,836</u>	<u>\$ 1,473,729</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 53,416	\$ -	\$ 52,796	\$ 106,212
Contracts and retainage payable	-	-	40	40
Due to other funds	180	-	-	180
Total liabilities	<u>53,596</u>	<u>-</u>	<u>52,836</u>	<u>106,432</u>
Fund balances:				
Nonspendable:				
Prepaid items	27,038	-	-	27,038
Restricted for:				
Debt service	-	986,230	-	986,230
Capital projects	-	-	311	311
Assigned to:				
Capital reserves	-	-	157,689	157,689
Unassigned	196,029	-	-	196,029
Total fund balances	<u>223,067</u>	<u>986,230</u>	<u>158,000</u>	<u>1,367,297</u>
Total liabilities and fund balances	<u>\$ 276,663</u>	<u>\$ 986,230</u>	<u>\$ 210,836</u>	<u>\$ 1,473,729</u>

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 1,367,297

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	21,678,899	
Accumulated depreciation	(79,222)	21,599,677

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(266,224)	
Bonds payable	(14,516,321)	
Note payable	(51,434)	(14,833,979)

Net position of governmental activities		\$ 8,132,995

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 771,235	\$ 958,627	\$ -	\$ 1,729,862
HOA contributions	-	-	90,000	90,000
Miscellaneous income	7,560	-	-	7,560
Interest Income	11,591	41,757	1,969	55,317
Total revenues	790,386	1,000,384	91,969	1,882,739
EXPENDITURES				
Current:				
General government	142,621	-	7,114	149,735
Maintenance and operations	277,294	-	-	277,294
Parks and recreation	158,003	-	-	158,003
Debt service:				
Principal	47,534	295,000	-	342,534
Interest	8,670	648,950	-	657,620
Capital outlay	-	-	52,954	52,954
Total expenditures	634,122	943,950	60,068	1,638,140
Excess (deficiency) of revenues over (under) expenditures	156,264	56,434	31,901	244,599
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(118,571)	-	118,571	-
Total other financing sources (uses)	(118,571)	-	118,571	-
Net change in fund balances	37,693	56,434	150,472	244,599
Fund balances - beginning	185,374	929,796	7,528	1,122,698
Fund balances - ending	\$ 223,067	\$ 986,230	\$ 158,000	\$ 1,367,297

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 244,599
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	52,954
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(23,197)
Repayment of long-term liabilities is reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	342,534
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,642)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>4,172</u>
Change in net position of governmental activities	<u><u>\$ 618,420</u></u>

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Park Estates Community Development District (the "District") was established by the City Commission of City of Haines City's approval of Ordinance No. 19-1664 effective on December 5, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, two Board members are affiliated with KRPC East Johnson, LLC. Two residents were elected to the Board at the November 19, 2024, landowner election, and a Park Square representative was appointed to the Board at the June 24, 2025, meeting.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Playground equipment - financed purchase	7
Recreational facilities	30

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fd Cl D	\$ 467,812	S&P AAAm	Weighted average of the fund portfolio: 45 days
First American Treasury Obligation Fd Cl Y	515,982	S&P AAAm	Weighted average of the fund portfolio: 46 days
	<u>\$ 983,794</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 118,571
Capital projects	118,571	-
Total	<u>\$ 118,571</u>	<u>\$ 118,571</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made to fund capital reserves.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 21,475,886	\$ 158	\$ -	\$ 21,476,044
Total capital assets, not being depreciated	21,475,886	158	-	21,476,044
Capital assets, being depreciated				
Playground equipment - financed purchase	150,059	-	-	150,059
Recreational facilities	-	52,796	-	52,796
Total capital assets, being depreciated	150,059	52,796	-	202,855
Less accumulated depreciation for:				
Playground equipment - financed purchase	56,025	21,437	-	77,462
Recreational facilities	-	1,760	-	1,760
Total accumulated depreciation	56,025	23,197	-	79,222
Total capital assets being depreciated	94,034	29,599	-	123,633
Governmental activities capital assets, net	\$ 21,569,920	\$ 29,757	\$ -	\$ 21,599,677

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$22,500,000. The infrastructure will include public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

Depreciation expense was charged to the parks and recreation function.

NOTE 7 – LONG-TERM LIABILITIES

Series 2020

On November 12, 2020, the District issued \$8,955,000 of Special Assessment Bonds, Series 2020 Assessment Area 1 consisting of \$7,770,000 Term Bonds due on May 1, 2051, and Series 2020 Assessment Area 2 consisting of \$1,185,000 due on May 1, 2051 with fixed interest rates ranging from 2.625% to 4.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022, through May 1, 2051.

The Series 2020 Bonds are subject to redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this occurred during a prior fiscal year as the District has met the first reserve release condition, which reduced the reserve requirement to 50% of the original amount. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2022

On June 1, 2022, the District issued \$7,865,000 of Special Assessment Bonds, Series 2022 consisting of \$655,000 Term Bond due May 1, 2027, \$820,000 Term Bond due May 1, 2032, \$2,405,000 Term Bond due May 1, 2042, and \$3,985,000 Term Bond due May 1, 2052, with fixed interest rates ranging from 4.375% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023, through May 1, 2052.

The Series 2022 Bonds are subject to redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this occurred during a prior fiscal year as the District has met the first reserve release condition, which reduced the reserve requirement to 50% of the original amount. The District was in compliance with the requirements at September 30, 2025.

Financed Purchase Agreement

In May 2022 the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$49,910, which was recognized as a financed purchase note payable. The term of the agreement is from May 30, 2022, to April 30, 2027, and is payable in monthly installments ranging from \$662 to \$1,046. In September 2025, the District made a final payoff to the note resulting in the note being paid in full as of September 30, 2025.

In August 2022 the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$42,150, which was recognized as a financed purchase note payable. The term of the agreement is from August 12, 2022, to July 12, 2027, and is payable in monthly installments ranging from \$524 to \$835.

In July 2023 the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$57,999, which was recognized as a financed purchase note payable. The term of the agreement is from July 1, 2023, to June 1, 2028, and is payable in monthly installments of approximately \$1,182.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds Payable:					
Series 2020	\$ 8,435,000	\$ -	\$ 185,000	\$ 8,250,000	\$ 190,000
Less: Original issue discount	(71,321)	-	(2,642)	(68,679)	-
Series 2022	6,445,000	-	110,000	6,335,000	115,000
Note payable - financed purchase	98,968	-	47,534	51,434	20,811
Total	<u>\$ 14,907,647</u>	<u>\$ -</u>	<u>\$ 339,892</u>	<u>\$ 14,567,755</u>	<u>\$ 325,811</u>

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the future payments on the notes payable were as follows:

	Fiscal year	Amount
	2026	\$ 24,475
	2027	22,755
	2028	9,949
Total payments		57,179
Less: amounts representing interest		(5,745)
Note payable - financed purchase		<u>\$ 51,434</u>

At September 30, 2025, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 305,000	\$ 638,938	\$ 943,938
2027	315,000	627,542	942,542
2028	325,000	615,768	940,768
2029	350,000	603,144	953,144
2030	360,000	589,518	949,518
2031-2035	2,030,000	2,712,270	4,742,270
2036-2040	2,510,000	2,232,926	4,742,926
2041-2045	3,145,000	1,629,328	4,774,328
2046-2050	3,930,000	856,318	4,786,318
2051-2052	1,315,000	83,432	1,398,432
Total	<u>\$ 14,585,000</u>	<u>\$ 10,589,184</u>	<u>\$ 25,174,184</u>

NOTE 8 – HOA TRANSACTIONS

The District received a contribution of \$90,000 from the Cypress Park Estates Homeowners Association during the current fiscal year in order to share costs related to amenity center improvements.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to the fiscal year end, the District paid off the 2023 Note payable for playground equipment, contract # 41109553, totaling \$35,447.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 762,566	\$ 771,235	\$ 8,669
Miscellaneous	-	7,560	7,560
Interest Income	-	11,591	11,591
Total revenues	<u>762,566</u>	<u>790,386</u>	<u>27,820</u>
EXPENDITURES			
Current:			
General government	139,677	142,621	(2,944)
Maintenance and operations	355,946	277,294	78,652
Parks and recreation	191,943	158,003	33,940
Debt service:			
Principal	-	47,534	(47,534)
Interest	-	8,670	(8,670)
Total expenditures	<u>687,566</u>	<u>634,122</u>	<u>53,444</u>
Excess (deficiency) of revenues over (under) expenditures	75,000	156,264	81,264
OTHER FINANCING SOURCES (USES)			
Transfers out	<u>(75,000)</u>	<u>(118,571)</u>	<u>(43,571)</u>
Total other financing sources (uses)	<u>(75,000)</u>	<u>(118,571)</u>	<u>(43,571)</u>
Net change in fund balances	<u>\$ -</u>	37,693	<u>\$ 37,693</u>
Fund balance - beginning		<u>185,374</u>	
Fund balance - ending		<u>\$ 223,067</u>	

See notes to required supplementary information

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	12
Employee compensation	\$600
Independent contractor compensation	\$632,919
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,166 Debt service - \$430 - \$1,667
Special assessments collected	\$1,729,862
Outstanding Bonds:	
Series 2020-A1&A-2, due May 1, 2051	\$8,250,000
Series 2022, due May 1, 2052	\$6,335,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Cypress Park Estates Community Development District
City of Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 11, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 11, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Park Estates Community Development District
City of Haines City, Florida

We have examined Cypress Park Estates Community Development District, City of Haines City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Cypress Park Estates Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 11, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Park Estates Community Development District
City of Haines City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 11, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 11, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Park Estates Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Park Estates Community Development District, City of Haines City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 11, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION 12

ADDENDUM TO AGREEMENT FOR POOL MAINTENANCE SERVICES (Temporary Fuel Surcharge)

THIS ADDENDUM (“Addendum”) is made effective this 1st day of June 2026 (“Effective Date”), by and between:

CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Haines City, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”); and

ROGER JAMES McDONNELL D/B/A RESORT POOL SERVICES, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 (“Contractor” and together with the District, the “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated December 22, 2024, as amended (together with all amendments, the “Agreement”), incorporated herein by this reference; and

WHEREAS, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum (“Surcharge”). The Surcharge will be in effect from the Effective Date through September 30, 2026.

- B.** The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge, and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

5. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

6. EFFECTIVE DATE. This Addendum shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

**ROGER JAMES McDONNELL D/B/A RESORT
POOL SERVICES**

DocuSigned by:

Simon McDonnell

C233DB72FD304B8

By: Simon McDonnell

Its: director

Exhibit A: Fuel Surcharge Proposal

Exhibit A
Fuel Surcharge



Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of \$50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under \$3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION 14

SECTION B



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

June 23, 2026

Ms. Jill Burns, District Manager
Cypress Park Estates Community Development District
c/o Governmental Management Services, Central Florida
219 E. Livingston Street
Orlando, Florida 32801

Subject: **District Engineers Report - 2026
Cypress Park Estates Community Development District
Section 9.21 of the Master Trust Indenture**

Dear Ms. Burns:

In accordance with Section 9.21 of the Master Trust Indenture for the Cypress Park Estates Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2027 and believe that it is sufficient for the proper operation and maintenance of the Cypress Park Estates CDD.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage, and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

A handwritten signature in blue ink, appearing to read "JVD", with a stylized flourish extending from the end.

Joey V. Duncan, P.E.
District Engineer
Cypress Park Estates Road East Community Development District

JVD:ap

Q:\Cypress Park Estates CDD - 50189004\Adm\Reports\Annual Reports\2026\Cypress Park Estates District Engineer's Report
2026_06-23-2026

SECTION C

*This item will be provided under
separate cover*

SECTION D

SECTION 1

Cypress Park Estate Community Development District

Summary of Check Register

April 22, 2026 to July 20, 2026

Fund	Date	Check No.'s	Amount
General Fund - Truist			
	4/22/26	728-732	\$ 77,026.23
	4/30/26	733-735	\$ 600.00
	5/8/26	736-738	\$ 12,468.00
	5/14/26	739-741	\$ 12,952.15
	5/22/26	742-748	\$ 6,495.84
	6/8/26	749-751	\$ 1,713.26
	6/15/26	752-755	\$ 11,785.73
	6/18/26	756-762	\$ 6,015.95
	6/25/26	763-765	\$ 13,058.00
	7/1/26	766-767	\$ 1,154.11
	7/8/26	768-772	\$ 15,621.58
	7/15/26	773-774	\$ 12,068.68
		Autodrafts	\$ 26,818.10
			<u>\$ 197,777.63</u>

Total Amount	\$ 197,777.63
---------------------	----------------------

Summary of Internal & External Checks

Internal Checks	\$ 75,469.08
External Checks	\$ 122,308.55
Total Amount	<u>\$ 197,777.63</u>

--

CPE CYP PARK EST BOH

AP300R
*** CHECK NOS. 000728-000774

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CYPRESS PARK ESTATES - GENERAL
BANK A GENERAL FUND

RUN 7/21/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/08/26	00024	5/01/26 23748	202605 320-53800-46200	LANDSCAPE MAINT-MAY26	*	10,303.00	
				PRINCE & SONS INC.			10,303.00 000737
5/08/26	00026	5/01/26 31574	202605 320-53800-47500	FOUNTAIN MAINT-MAY26	*	150.00	
		5/01/26 31619	202605 330-57200-48500	POOL MAINTENANCE-MAY26	*	1,975.00	
				RESORT POOL SERVICES			2,125.00 000738
5/14/26	00027	5/01/26 116127	202605 330-57200-48000	HES SURFACE MOUNT	*	703.46	
				CURRENT DEMANDS ELECTRICAL &			703.46 000739
5/14/26	00003	5/01/26 237	202605 320-53800-34000	FIELD MANAGEMENT-MAY26	*	1,716.67	
		5/01/26 238	202605 310-51300-34000	MANAGEMENT FEES-MAY26	*	3,862.50	
		5/01/26 238	202605 310-51300-35200	WEBSITE ADMIN-MAY26	*	108.17	
		5/01/26 238	202605 310-51300-35100	INFORMATION TECH-MAY26	*	162.25	
		5/01/26 238	202605 310-51300-31300	DISSEMINATION SVCS-MAY26	*	631.17	
		5/01/26 238	202605 330-57200-48300	AMENITY ACCESS-MAY26	*	1,072.92	
		5/01/26 238	202605 310-51300-51000	OFFICE SUPPLIES-MAY26	*	.90	
		5/01/26 238	202605 310-51300-42000	POSTAGE-MAY26	*	30.81	
		5/01/26 238	202605 310-51300-51000	COPIES-MAY26	*	63.30	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,648.69 000740
5/14/26	00010	2/02/26 28575	202602 310-51300-32200	AUDIT FYE 09/30/25	*	4,600.00	
				GRAU AND ASSOCIATES			4,600.00 000741
5/22/26	00028	4/28/26 17794	202604 330-57200-48200	CLEANING SVCS-APR26	*	975.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			975.00 000742
5/22/26	00053	5/18/26 22490327	202604 310-51300-31100	ENGINEERING SVCS-APR26	*	408.12	
				DEWBERRY ENGINEERS INC.			408.12 000743

CPE CYP PARK EST BOH

AP300R
*** CHECK NOS. 000728-000774

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CYPRESS PARK ESTATES - GENERAL
BANK A GENERAL FUND

RUN 7/21/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/22/26	00003	3/31/26 236	202603 330-57200-48000	SHADE INSTALL SUPPLEMENT	*	346.13	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			346.13 000744
5/22/26	00015	5/15/26 14887	202604 310-51300-31500	ATTORNEY SVCS-APR26	*	2,093.04	
				KILINSKI VAN WYK PLLC			2,093.04 000745
5/22/26	00024	4/14/26 23457	202604 320-53800-47300	REPLACE SPRAY/ROTOR	*	89.56	
				PRINCE & SONS INC.			89.56 000746
5/22/26	00026	4/16/26 31507	202604 330-57200-48000	REPLACE XF PUMP BODY	*	695.00	
		5/04/26 31858	202605 330-57200-48000	REPLACED TORO VALVE	*	225.00	
		5/04/26 31859	202605 330-57200-48000	REPLACE GAS SHOCK ARM	*	225.00	
				RESORT POOL SERVICES			1,145.00 000747
5/22/26	00009	5/20/26 05202026	202605 300-20700-10200	ASSESSMENT TSFR S2020 AA1	*	671.79	
		5/20/26 05202026	202605 300-20700-10200	ASSESSMENT TSFR S2020 AA2	*	108.08	
		5/20/26 05202026	202605 300-20700-10200	ASSESSMENT TSFR S2022	*	659.12	
				CYPRESS PARK ESTATES CDD CO US BANK			1,438.99 000748
6/08/26	00060	4/28/26 04282026	202604 310-51300-11000	SUPERVISOR FEES-04/28/26	*	200.00	
				HENRY CHIRINOS			200.00 000749
6/08/26	00052	6/01/26 102353	202605 330-57200-34500	SECURITY SVC-5/25-5/31/26	*	1,273.76	
				NATION SECURITY SERVICES LLC			1,273.76 000750
6/08/26	00061	5/31/26 00077343	202605 310-51300-48000	NOT OF BOS MEET-05.11.26	*	239.50	
				USA TODAY MEDIA CORP.			239.50 000751
6/15/26	00003	6/01/26 239	202606 320-53800-34000	FIELD MANAGEMENT-JUN26	*	1,716.67	
		6/01/26 240	202606 310-51300-34000	MANAGEMENT FEES-JUN26	*	3,862.50	
		6/01/26 240	202606 310-51300-35200	WEBSITE ADMIN-JUN26	*	108.17	

CPE CYP PARK EST BOH

AP300R
*** CHECK NOS. 000728-000774

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CYPRESS PARK ESTATES - GENERAL
BANK A GENERAL FUND

RUN 7/21/26

PAGE 4

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/01/26 240	202606 310-51300-35100		*	162.25	
			INFORMATION TECH-JUN26				
		6/01/26 240	202606 310-51300-31300		*	631.17	
			DISSEMINATION SVCS-JUN26				
		6/01/26 240	202606 330-57200-48300		*	1,072.92	
			AMENITY ACCESS-JUN26				
		6/01/26 240	202606 310-51300-51000		*	.51	
			OFFICE SUPPLIES-JUN26				
		6/01/26 240	202606 310-51300-42000		*	58.49	
			POSTAGE-JUN26				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,612.68 000752
6/15/26 00031		5/16/26 70633569	202605 330-57200-48100		*	40.00	
			PEST CONTROL-MAY26				
		6/02/26 71057216	202606 330-57200-48100		*	40.00	
			PEST CONTROL-JUN26				
				MASSEY SERVICES INC.			80.00 000753
6/15/26 00052		6/08/26 102463	202606 330-57200-34500		*	1,158.00	
			SECURITY SVCS-6/1-6/7/26				
				NATION SECURITY SERVICES LLC			1,158.00 000754
6/15/26 00034		5/31/26 12585172	202605 330-57200-34500		*	2,935.05	
			SECURITY SVCS-MAY26				
				SECURITAS SECURITY SERVICES USA, INC			2,935.05 000755
6/18/26 00062		5/15/26 0017870	202605 330-57200-48000		*	250.00	
			RE-SECURE SINK				
				CENTFLO PLUMBING INC.			250.00 000756
6/18/26 00028		5/27/26 18043	202605 330-57200-48200		*	1,290.00	
			CLEANING SVCS-MAY26				
				CSS CLEAN STAR SERVICES CENTRAL FL			1,290.00 000757
6/18/26 00027		6/12/26 117228	202605 330-57200-48000		*	392.50	
			INSTALL HINGES FOR GATE				
				CURRENT DEMANDS ELECTRICAL &			392.50 000758
6/18/26 00041		2/24/26 02242026	202602 310-51300-11000		*	200.00	
			SUPERVISOR FEES-02.24.26				
				KRISTINA BOLEN			200.00 000759
6/18/26 00024		5/29/26 24518	202605 320-53800-47300		*	173.72	
			RPLC NOZZLE/ROTOR/HEADS				
				PRINCE & SONS INC.			173.72 000760
				CPE CYP PARK EST BOH			

CPE CYP PARK EST BOH

AP300R
*** CHECK NOS. 000728-000774

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CYPRESS PARK ESTATES - GENERAL
BANK A GENERAL FUND

RUN 7/21/26

PAGE 6

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/08/26	00026	7/01/26 AV32360	202607 320-53800-47500	FOUNTAIN MAINT-JUL26	*	150.00	
		7/01/26 AV32374	202607 330-57200-48500	POOL MAINTENANCE-JUL26	*	1,975.00	
				RESORT POOL SERVICES			2,125.00 000771
7/08/26	00034	4/30/26 12549279	202604 330-57200-34500	SECURITY SVCS-APR26	*	1,995.58	
				SECURITAS SECURITY SERVICES USA, INC			1,995.58 000772
7/15/26	00003	7/01/26 243	202607 320-53800-34000	FIELD MANAGEMENT JUL26	*	1,716.67	
		7/01/26 243	202607 330-57200-48300	SIFER P FOB PRE-PROG	*	13.39	
		7/01/26 244	202607 310-51300-34000	MANAGEMENT FEES JUL26	*	3,862.50	
		7/01/26 244	202607 310-51300-35200	WEBSITE ADMIN JUL26	*	108.17	
		7/01/26 244	202607 310-51300-35100	INFORMATION TECH JUL26	*	162.25	
		7/01/26 244	202607 310-51300-31300	DISSEM AGENT SVCS JUL26	*	631.17	
		7/01/26 244	202607 330-57200-48300	AMENITY ACCESS JUL26	*	1,072.92	
		7/01/26 244	202607 310-51300-51000	OFFICE SUPPLIES JUL26	*	.66	
		7/01/26 244	202607 310-51300-42000	POSTAGE JUL26	*	29.37	
		7/01/26 244	202607 310-51300-42500	STAPLES JUL26	*	37.20	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,634.30 000773
7/15/26	00021	6/25/26 8227411	202606 310-51300-32300	TRUSTEE FEE S22 FY26	*	1,478.13	
		6/25/26 8227411	202606 300-15500-10000	TRUSTEE FEE S22 FY27	*	2,956.25	
				US BANK			4,434.38 000774
				TOTAL FOR BANK A		170,959.53	
				TOTAL FOR REGISTER		170,959.53	

CPE CYP PARK EST BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/12/26	00058	4/19/26 4453-05.	202605 330-57200-44000 675 SILVER PALM DR-MAY26	CHARTER COMMUNICATIONS	*	110.00	110.00 080074
5/12/26	00050	4/30/26 2936-04.	202604 320-53800-43200 290 BOTTLE BRUSH DR-APR26	CITY OF HAINES CITY	*	35.43	35.43 080075
5/12/26	00050	4/30/26 2937-04.	202604 320-53800-43200 959 SABAL POINT-APR26	CITY OF HAINES CITY	*	75.88	75.88 080076
5/12/26	00050	4/30/26 3695-04.	202604 320-53800-43200 4701 BAKER DAIRY RD-APR26	CITY OF HAINES CITY	*	579.83	579.83 080077
5/12/26	00050	4/30/26 3696-04.	202604 320-53800-43200 5150 E JOHNSON AVE-APR26	CITY OF HAINES CITY	*	1,472.53	1,472.53 080078
5/12/26	00050	4/30/26 4455-04.	202604 320-53800-43200 4975 BAKER DAIRY RD-APR26	CITY OF HAINES CITY	*	684.67	684.67 080079
5/12/26	00050	4/30/26 7111-04.	202604 330-57200-43200 1209 TUPELO TRAIL-APR26	CITY OF HAINES CITY	*	818.47	818.47 080080
5/12/26	00013	4/23/26 4721-04.	202604 320-53800-43100 0 BAKER DAIRY RD-APR26	DUKE ENERGY	*	472.89	472.89 080081
5/12/26	00013	4/27/26 3510-04.	202604 320-53800-43100 0 BAKER DAIRY RD-APR26	DUKE ENERGY	*	1,793.41	1,793.41 080082
5/12/26	00013	5/04/26 3331-04.	202604 330-57200-43000 675 SILVER PALM DR-APR26	DUKE ENERGY	*	1,621.02	1,621.02 080083
5/27/26	00013	5/26/26 3510-05.	202605 320-53800-43100 0 BAKER DAIRY RD-MAY26	DUKE ENERGY	*	1,793.41	1,793.41 080084
5/27/26	00013	5/14/26 2357-04.	202604 320-53800-43000 331 BOTTLE BRUSH DR-APR26	DUKE ENERGY	*	38.58	38.58 080085

CPE CYP PARK EST BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/27/26	00013	5/14/26 4973-04. 676 SILVER PALM DR-APR26	202604 320-53800-43000	DUKE ENERGY	*	32.65	32.65 080086
5/27/26	00013	5/14/26 8877-04. 175 BOTTLE BRUSH DR-APR26	202604 320-53800-43000	DUKE ENERGY	*	24.23	24.23 080087
5/27/26	00013	5/18/26 3346-04. 5150 E JOHNSON AVE-APR26	202604 320-53800-43000	DUKE ENERGY	*	625.99	625.99 080088
6/03/26	00050	5/29/26 2936-05. 290 BOTTLE BRUSH DR-MAY26	202605 320-53800-43200	CITY OF HAINES CITY	*	26.68	26.68 080089
6/03/26	00050	5/29/26 2937-05. 959 SABAL POINT-MAY26	202605 320-53800-43200	CITY OF HAINES CITY	*	44.86	44.86 080090
6/03/26	00050	5/29/26 3695-05. 4701 BAKER DAIRY RD-MAY26	202605 320-53800-43200	CITY OF HAINES CITY	*	873.58	873.58 080091
6/03/26	00050	5/29/26 3696-05. 5150 E JOHNSON AVE-MAY26	202605 320-53800-43200	CITY OF HAINES CITY	*	1,332.51	1,332.51 080092
6/03/26	00050	5/29/26 7111-05. 1209 TUPELO TRAIL-MAY26	202605 330-57200-43200	CITY OF HAINES CITY	*	1,170.80	1,170.80 080093
6/03/26	00013	5/21/26 4721-05. 0 BAKER DAIRY RD-MAY26	202605 320-53800-43100	DUKE ENERGY	*	472.89	472.89 080094
6/03/26	00013	6/01/26 3331-05. 675 SILVER PALM DR-MAY26	202605 330-57200-43000	DUKE ENERGY	*	1,186.64	1,186.64 080095
6/03/26	00025	6/03/26 8132-06. SWIMMING POOL PERMIT FY26	202606 330-57200-48501	FLORIDA DEPARTMENT OF HEALTH	*	280.35	280.35 080096
6/09/26	00058	5/19/26 4453-06. 675 SILVER PALM DR-JUN26	202606 330-57200-44000	CHARTER COMMUNICATIONS	*	110.00	110.00 080097

CPE CYP PARK EST BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/09/26	00050	5/29/26 4455-05.	202605 320-53800-43200 4975 BAKER DAIRY RD-MAY26	CITY OF HAINES CITY	*	613.84	613.84 080098
6/24/26	00013	6/12/26 2357-05.	202605 320-53800-43000 331 BOTTLE BRUSH DR-MAY26	DUKE ENERGY	*	40.27	40.27 080099
6/24/26	00013	6/12/26 4973-05.	202605 320-53800-43000 676 SILVER PALM DR-MAY26	DUKE ENERGY	*	32.64	32.64 080100
6/24/26	00013	6/12/26 8877-05.	202605 320-53800-43000 175 BOTTLE BRUSH DR-MAY26	DUKE ENERGY	*	24.05	24.05 080101
6/24/26	00013	6/16/26 3346-05.	202605 320-53800-43000 5150 E JOHNSON AVE-MAY26	DUKE ENERGY	*	635.69	635.69 080102
6/24/26	00013	5/06/26 3510-06.	202606 320-53800-43100 0 BAKER DAIRY RD-JUN26	DUKE ENERGY	*	1,781.87	1,781.87 080103
6/24/26	00013	6/22/26 4721-06.	202606 320-53800-43100 0 BAKER DAIRY RD-JUN26	DUKE ENERGY	*	469.85	469.85 080104
7/06/26	00058	6/18/26 4453-07.	202607 330-57200-44000 675 SILVER PALM JUL26	CHARTER COMMUNICATIONS	*	110.00	110.00 080105
7/06/26	00050	6/30/26 2937-06.	202606 320-53800-43200 959 SABAL POINT JUN26	CITY OF HAINES CITY	*	33.24	33.24 080106
7/06/26	00050	6/30/26 2936-06.	202606 320-53800-43200 290 BOTTLE BRUSH DR JUN26	CITY OF HAINES CITY	*	35.43	35.43 080107
7/06/26	00050	6/30/26 3695-06.	202606 320-53800-43200 4701 BAKER DAIRY JUN26	CITY OF HAINES CITY	*	616.11	616.11 080108
7/06/26	00050	6/30/26 3696-06.	202606 320-53800-43200 5150 E JOHNSON AVE JUN26	CITY OF HAINES CITY	*	1,237.65	1,237.65 080109
CPE CYP PARK EST BOH							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/06/26	00050	6/30/26 4455-06.	202606 320-53800-43200 4975 BAKER DAIRY JUN26	CITY OF HAINES CITY	*	623.95	623.95 080110
7/06/26	00050	6/30/26 7111-06.	202606 330-57200-43200 1209 TUPELO TRAIL JUN26	CITY OF HAINES CITY	*	3,266.68	3,266.68 080111
7/06/26	00013	7/02/26 3331-06.	202606 330-57200-43000 675 SILVER PALM JUN26	DUKE ENERGY	*	780.30	780.30 080112
7/20/26	00013	7/15/26 2357-06.	202606 320-53800-43000 331 BOTTLE BRUSH JUN26	DUKE ENERGY	*	43.33	43.33 080113
7/20/26	00013	7/15/26 4973-06.	202606 320-53800-43000 676 SILVER PALM JUN26	DUKE ENERGY	*	32.64	32.64 080114
7/20/26	00013	7/15/26 8877-06.	202606 320-53800-43000 175 BOTTLE BRUSH JUN26	DUKE ENERGY	*	24.37	24.37 080115
7/20/26	00013	7/17/26 3346-06.	202606 320-53800-43000 5150 E JOHNSON AVE JUN26	DUKE ENERGY	*	738.89	738.89 080116
TOTAL FOR BANK Z						26,818.10	
TOTAL FOR REGISTER						26,818.10	

SECTION 2

Cypress Park Estates
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2020 A1 & A2</u>
5	<u>Debt Service Fund Series 2022</u>
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
June 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 105,051	\$ -	\$ -	\$ -	\$ 105,051
Money Market Account	\$ 400,276	\$ -	\$ 180,689	\$ -	\$ 580,965
Investments:					
Series 2020 A1					
Reserve	\$ -	\$ 221,250	\$ -	\$ -	\$ 221,250
Revenue	\$ -	\$ 237,087	\$ -	\$ -	\$ 237,087
Series 2020 A2					
Reserve	\$ -	\$ 35,578	\$ -	\$ -	\$ 35,578
Revenue	\$ -	\$ 43,446	\$ -	\$ -	\$ 43,446
Series 2022					
Reserve	\$ -	\$ 216,663	\$ -	\$ -	\$ 216,663
Revenue	\$ -	\$ 268,024	\$ -	\$ -	\$ 268,024
Construction Phase 3	\$ -	\$ -	\$ -	\$ 14	\$ 14
Due from General Fund	\$ -	\$ 3,724	\$ -	\$ -	\$ 3,724
Prepaid Expenses	\$ 1,482	\$ -	\$ -	\$ -	\$ 1,482
Total Assets	\$ 506,808	\$ 1,025,772	\$ 180,689	\$ 14	\$ 1,713,282
Liabilities:					
Accounts Payable	\$ 10,901	\$ -	\$ -	\$ -	\$ 10,901
Due to Debt Service	\$ 3,724	\$ -	\$ -	\$ -	\$ 3,724
Total Liabilities	\$ 14,625	\$ -	\$ -	\$ -	\$ 14,625
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,482	\$ -	\$ -	\$ -	\$ 1,482
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 539,380	\$ -	\$ -	\$ 539,380
Debt Service - Series 2022	\$ -	\$ 486,392	\$ -	\$ -	\$ 486,392
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ 14	\$ 14
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 180,689	\$ -	\$ 180,689
Unassigned	\$ 490,702	\$ -	\$ -	\$ -	\$ 490,702
Total Fund Balances	\$ 492,183	\$ 1,025,772	\$ 180,689	\$ 14	\$ 1,698,657
Total Liabilities & Fund Balance	\$ 506,808	\$ 1,025,772	\$ 180,689	\$ 14	\$ 1,713,282

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 762,566	\$ 762,566	\$ 767,659	\$ 5,093
Interest Income	\$ 5,568	\$ 5,568	\$ 10,339	\$ 4,770
Miscellaneous Income	\$ -	\$ -	\$ 1,523	\$ 1,523
Total Revenues	\$ 768,134	\$ 768,134	\$ 779,521	\$ 11,387
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,800	\$ 6,200
Engineer Fees	\$ 10,000	\$ 7,500	\$ 4,971	\$ 2,529
Attorney Fees	\$ 30,000	\$ 22,500	\$ 9,034	\$ 13,466
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Dissemination	\$ 7,574	\$ 5,680	\$ 5,681	\$ (0)
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Trustee Fees	\$ 13,332	\$ 11,442	\$ 11,442	\$ -
Management Fees	\$ 46,350	\$ 34,763	\$ 34,763	\$ -
Information Technology	\$ 1,947	\$ 1,460	\$ 1,460	\$ (0)
Website Maintenance	\$ 1,298	\$ 973	\$ 974	\$ (0)
Postage & Delivery	\$ 500	\$ 500	\$ 1,419	\$ (919)
Insurance	\$ 8,810	\$ 8,810	\$ 6,810	\$ 2,000
Copies	\$ 100	\$ 100	\$ 154	\$ (54)
Legal Advertising	\$ 2,000	\$ 1,500	\$ 1,939	\$ (439)
Other Current Charges	\$ 1,000	\$ 750	\$ 443	\$ 307
Office Supplies	\$ 50	\$ 50	\$ 69	\$ (19)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 146,817	\$ 116,885	\$ 93,814	\$ 23,071

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 17,958	\$ 17,958	\$ 16,566	\$ 1,392
Field Management	\$ 20,600	\$ 15,450	\$ 15,450	\$ (0)
Landscape Maintenance	\$ 135,500	\$ 101,625	\$ 92,727	\$ 8,898
Landscape Replacement	\$ 45,000	\$ 33,750	\$ 4,785	\$ 28,965
Streetlights	\$ 25,000	\$ 18,750	\$ 20,626	\$ (1,876)
Electric	\$ 13,300	\$ 9,975	\$ 6,971	\$ 3,004
Water & Sewer	\$ 45,000	\$ 33,750	\$ 21,356	\$ 12,394
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 6,000	\$ 4,500	\$ 2,229	\$ 2,271
Fountain Maintenance	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
General Repairs & Maintenance	\$ 25,000	\$ 18,750	\$ 12,172	\$ 6,578
Contingency	\$ 10,000	\$ 10,000	\$ 10,135	\$ (135)
Subtotal Field Expenditures	\$ 347,658	\$ 267,733	\$ 204,367	\$ 63,366
Amenity Expenditures				
Amenity - Electric	\$ 25,000	\$ 18,750	\$ 14,294	\$ 4,456
Amenity - Water	\$ 20,500	\$ 15,375	\$ 12,975	\$ 2,400
Playground Lease	\$ 36,107	\$ 36,107	\$ 54,000	\$ (17,893)
Internet	\$ 1,200	\$ 900	\$ 880	\$ 20
Pest Control	\$ 4,708	\$ 3,531	\$ 600	\$ 2,931
Janitorial Service	\$ 14,705	\$ 11,029	\$ 8,225	\$ 2,804
Amenity Access	\$ 12,875	\$ 9,656	\$ 9,656	\$ (0)
Security Services	\$ 54,054	\$ 40,541	\$ 27,624	\$ 12,916
Pool Maintenance	\$ 24,408	\$ 18,306	\$ 17,830	\$ 476
Swimming Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Amenity Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 8,257	\$ 2,993
Contingency	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Subtotal Amenity Expenditures	\$ 216,057	\$ 171,069	\$ 154,622	\$ 16,448
Total Operations & Maintenance	\$ 563,715	\$ 438,802	\$ 358,988	\$ 79,814
Total Expenditures	\$ 710,532	\$ 555,688	\$ 452,802	\$ 102,885
Excess (Deficiency) of Revenues over Expenditures	\$ 57,603	\$ 212,447	\$ 326,719	\$ (91,499)
<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)		\$ 269,116	
Fund Balance - Beginning	\$ -		\$ 223,067	
Fund Balance - Ending	\$ (0)		\$ 492,183	

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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Assessments - A1	\$ 442,500	\$ 442,500	\$ 445,456	\$ 2,956
Assessments - A2	\$ 71,200	\$ 71,200	\$ 71,676	\$ 476
Interest	\$ 11,696	\$ 11,696	\$ 15,964	\$ 4,268
Total Revenues	\$ 525,396	\$ 525,396	\$ 533,096	\$ 7,700
Expenditures:				
Series 2020 A1				
Interest - 11/1	\$ 138,216	\$ 138,216	\$ 138,216	\$ -
Principal - 5/1	\$ 165,000	\$ 165,000	\$ 165,000	\$ -
Interest - 5/1	\$ 138,216	\$ 138,216	\$ 138,216	\$ -
Series 2020 A2				
Interest - 11/1	\$ 22,378	\$ 22,378	\$ 22,378	\$ -
Principal - 5/1	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Interest - 5/1	\$ 22,378	\$ 22,378	\$ 22,378	\$ -
Total Expenditures	\$ 511,188	\$ 511,188	\$ 511,188	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 14,209	\$ 14,208	\$ 21,908	\$ 7,700
Fund Balance - Beginning	\$ 626,020		\$ 517,471	
Fund Balance - Ending	\$ 640,229		\$ 539,380	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Assessments	\$ 434,150	\$ 434,150	\$ 437,050	\$ 2,900
Interest	\$ 9,891	\$ 9,891	\$ 13,332	\$ 3,442
Total Revenues	\$ 444,041	\$ 444,041	\$ 450,382	\$ 6,342
Expenditures:				
Series 2022				
Interest - 11/1	\$ 158,875	\$ 158,875	\$ 158,875	\$ -
Principal - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 158,875	\$ 158,875	\$ 158,875	\$ -
Total Expenditures	\$ 432,750	\$ 432,750	\$ 432,750	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,291	\$ 11,291	\$ 17,632	\$ 6,342
Net Change in Fund Balance	\$ 11,291		\$ 17,632	
Fund Balance - Beginning	\$ 251,412		\$ 468,760	
Fund Balance - Ending	\$ 262,703		\$ 486,392	

Cypress Park Estates

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Developer Contribution Phase 3	\$ -	\$ -	\$ 8,604	\$ 8,604
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ -	\$ -	\$ 8,622	\$ 8,622
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 8,880	\$ (8,880)
Total Expenditures	\$ -	\$ -	\$ 8,880	\$ (8,880)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (258)	\$ 17,502
Net Change in Fund Balance	\$ -	\$ -	\$ (258)	
Fund Balance - Beginning	\$ -		\$ 272	
Fund Balance - Ending	\$ -		\$ 14	

Cypress Park Estates

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Budget	Actual Thru 06/30/26	Variance
Revenues				
Interest Income	\$ 2,813	\$ 2,813	\$ 4,652	\$ 1,839
Total Revenues	\$ 2,813	\$ 2,813	\$ 4,652	\$ 1,839
Expenditures:				
Special Projects	\$ 75,000	\$ 39,296	\$ 39,296	\$ -
Total Expenditures	\$ 75,000	\$ 39,296	\$ 39,296	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (72,187)	\$ (36,483)	\$ (34,644)	\$ 1,839
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)		\$ 22,959	
Fund Balance - Beginning	\$ 33,544		\$ 157,729	
Fund Balance - Ending	\$ 18,960		\$ 180,689	

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	\$ 11,486	\$ 2,218	\$ 58,345	\$ 1,097	\$ 4,271	\$ -	\$ -	\$ -	\$ 767,659
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 30	\$ -	\$ 1,463	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ 1,523
Interest	\$ 496	\$ 319	\$ 722	\$ 1,937	\$ 1,410	\$ 1,469	\$ 1,363	\$ 1,360	\$ 1,264	\$ -	\$ -	\$ -	\$ 10,339
Total Revenues	\$ 496	\$ 19,159	\$ 662,663	\$ 12,892	\$ 12,896	\$ 3,687	\$ 59,708	\$ 2,456	\$ 5,565	\$ -	\$ -	\$ -	\$ 779,521
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineer Fees	\$ -	\$ -	\$ 625	\$ -	\$ 1,375	\$ 875	\$ 408	\$ 1,688	\$ -	\$ -	\$ -	\$ -	\$ 4,971
Attorney Fees	\$ 897	\$ 338	\$ 1,239	\$ 267	\$ 1,984	\$ 1,149	\$ 2,093	\$ 1,068	\$ -	\$ -	\$ -	\$ -	\$ 9,034
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Dissemination	\$ 631	\$ 631	\$ 631	\$ 631	\$ 631	\$ 631	\$ 631	\$ 631	\$ 631	\$ -	\$ -	\$ -	\$ 5,681
Arbitrage	\$ 450	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Trustee Fees	\$ 4,034	\$ -	\$ 7,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,442
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ 34,763
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ 1,460
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ 974
Postage & Delivery	\$ 97	\$ 116	\$ 103	\$ 392	\$ 21	\$ 48	\$ 10	\$ 31	\$ 601	\$ -	\$ -	\$ -	\$ 1,419
Insurance	\$ 6,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,810
Copies	\$ 65	\$ 76	\$ -	\$ 2	\$ -	\$ 6	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Legal Advertising	\$ -	\$ 1,015	\$ -	\$ -	\$ -	\$ 685	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ 1,939
Other Current Charges	\$ 44	\$ 45	\$ 44	\$ 45	\$ 44	\$ 45	\$ 45	\$ 52	\$ 79	\$ -	\$ -	\$ -	\$ 443
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 0	\$ 64	\$ 1	\$ -	\$ -	\$ -	\$ 69
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 23,068	\$ 6,354	\$ 15,183	\$ 6,371	\$ 13,789	\$ 7,572	\$ 8,126	\$ 7,906	\$ 5,445	\$ -	\$ -	\$ -	\$ 93,814

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 15,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612	\$ -	\$ -	\$ -	16,566
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	15,450
Landscape Maintenance	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ 10,303	\$ -	\$ -	\$ -	92,727
Landscape Replacement	\$ -	\$ -	\$ 1,785	\$ 2,100	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,785
Streetlights	\$ 2,322	\$ 2,322	\$ 2,322	\$ 2,342	\$ 2,267	\$ 2,266	\$ 2,266	\$ 2,266	\$ 2,252	\$ -	\$ -	\$ -	20,626
Electric	\$ 829	\$ 717	\$ 712	\$ 1,726	\$ 715	\$ 817	\$ 721	\$ 733	\$ -	\$ -	\$ -	\$ -	6,971
Water & Sewer	\$ 2,491	\$ 1,938	\$ 2,534	\$ 1,974	\$ 2,092	\$ 2,041	\$ 2,848	\$ 2,891	\$ 2,546	\$ -	\$ -	\$ -	21,356
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 99	\$ 254	\$ 117	\$ -	\$ 834	\$ 413	\$ 339	\$ 174	\$ -	\$ -	\$ -	\$ -	2,229
Fountain Maintenance	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	1,350
General Repairs & Maintenance	\$ 1,740	\$ -	\$ 10,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,172
Contingency	\$ -	\$ 9,850	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,135
Subtotal Field Expenditures	\$ 35,604	\$ 27,251	\$ 30,357	\$ 20,312	\$ 18,078	\$ 18,606	\$ 18,345	\$ 18,234	\$ 17,580	\$ -	\$ -	\$ -	204,367
Amenity Expenditures													
Amenity - Electric	\$ 1,985	\$ 1,612	\$ 2,120	\$ 1,973	\$ 1,559	\$ 1,456	\$ 1,621	\$ 1,187	\$ 780	\$ -	\$ -	\$ -	14,294
Amenity - Water	\$ 297	\$ 891	\$ 4,021	\$ 1,153	\$ 973	\$ 384	\$ 818	\$ 1,171	\$ 3,267	\$ -	\$ -	\$ -	12,975
Playground Lease	\$ 36,305	\$ 858	\$ 858	\$ 858	\$ 858	\$ 14,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	54,000
Internet	\$ -	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	880
Pest Control	\$ 280	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	600
Janitorial Service	\$ 985	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ 975	\$ 1,290	\$ -	\$ -	\$ -	\$ -	8,225
Amenity Access	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ 1,073	\$ -	\$ -	\$ -	9,656
Security Services	\$ 2,927	\$ 2,907	\$ 2,650	\$ 2,793	\$ 2,480	\$ 5,348	\$ 1,996	\$ 4,209	\$ 2,316	\$ -	\$ -	\$ -	27,624
Pool Maintenance	\$ 2,030	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	17,830
Swimming Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	280
Amenity Repairs & Maintenance	\$ 863	\$ 1,170	\$ 2,536	\$ 850	\$ -	\$ 346	\$ 695	\$ 1,796	\$ -	\$ -	\$ -	\$ -	8,257
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 46,745	\$ 11,630	\$ 16,379	\$ 11,819	\$ 10,062	\$ 25,991	\$ 9,303	\$ 12,850	\$ 9,841	\$ -	\$ -	\$ -	154,622
Total Operations & Maintenance	\$ 82,350	\$ 38,882	\$ 46,735	\$ 32,131	\$ 28,140	\$ 44,597	\$ 27,648	\$ 31,084	\$ 27,421	\$ -	\$ -	\$ -	358,988
Total Expenditures	\$ 105,418	\$ 45,236	\$ 61,918	\$ 38,502	\$ 41,929	\$ 52,169	\$ 35,774	\$ 38,990	\$ 32,866	\$ -	\$ -	\$ -	452,802
Excess (Deficiency) of Revenues over Expenditures	\$ (104,922)	\$ (26,077)	\$ 600,744	\$ (25,610)	\$ (29,033)	\$ (48,482)	\$ 23,934	\$ (36,533)	\$ (27,301)	\$ -	\$ -	\$ -	326,719
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)	\$ (26,077)	\$ 543,141	\$ (25,610)	\$ (29,033)	\$ (48,482)	\$ 23,934	\$ (36,533)	\$ (27,301)	\$ -	\$ -	\$ -	269,116

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)
Less: Principal Payment - 5/1/26		(\$165,000)
Current Bonds Outstanding		\$6,985,000

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)
Less: Principal Payment - 5/1/26		(\$25,000)
Current Bonds Outstanding		\$1,075,000

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)
Less: Principal Payment - 5/1/26		(\$115,000)
Current Bonds Outstanding		\$6,220,000

Cypress Park Estates
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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
2/13/26	01/01-01/31/26	\$ 15,161.33	\$ (303.17)	\$ (297.16)	\$ -	\$ 14,561.00	\$ 6,491.82	\$ 3,767.06	\$ 606.14	\$ 3,695.98	\$ 14,561.00
2/13/26	01/01-01/31/26	\$ 11,663.80	\$ (233.30)	\$ (228.61)	\$ -	\$ 11,201.89	\$ 4,994.21	\$ 2,898.03	\$ 466.31	\$ 2,843.34	\$ 11,201.89
3/13/26	02/01-02/28/26	\$ 2,767.75	\$ -	\$ (55.36)	\$ -	\$ 2,712.39	\$ 1,209.28	\$ 701.72	\$ 112.91	\$ 688.48	\$ 2,712.39
3/13/26	02/01-02/28/26	\$ 2,309.44	\$ -	\$ (46.19)	\$ -	\$ 2,263.25	\$ 1,009.05	\$ 585.52	\$ 94.21	\$ 574.47	\$ 2,263.25
4/17/26	03/01-03/31/26	\$ 77,113.65	\$ -	\$ (1,542.27)	\$ -	\$ 75,571.38	\$ 33,692.47	\$ 19,551.00	\$ 3,145.84	\$ 19,182.07	\$ 75,571.38
4/17/26	03/01-03/31/26	\$ 56,283.45	\$ -	\$ (1,125.67)	\$ -	\$ 55,157.78	\$ 24,591.33	\$ 14,269.82	\$ 2,296.08	\$ 14,000.55	\$ 55,157.78
4/30/26	01/01-01/31/26	\$ -	\$ -	\$ -	\$ 11.35	\$ 11.35	\$ 5.06	\$ 2.94	\$ 0.47	\$ 2.88	\$ 11.35
4/30/26	01/01-01/31/26	\$ -	\$ -	\$ -	\$ 14.76	\$ 14.76	\$ 6.58	\$ 3.82	\$ 0.61	\$ 3.75	\$ 14.76
4/30/26	02/01-03/31/26	\$ -	\$ -	\$ -	\$ 63.69	\$ 63.69	\$ 28.39	\$ 16.48	\$ 2.65	\$ 16.17	\$ 63.69
4/30/26	02/01-03/31/26	\$ -	\$ -	\$ -	\$ 46.63	\$ 46.63	\$ 20.79	\$ 12.06	\$ 1.94	\$ 11.84	\$ 46.63
5/13/26	04/01-04/30/26	\$ 1,166.38	\$ -	\$ (23.33)	\$ -	\$ 1,143.05	\$ 509.61	\$ 295.72	\$ 47.58	\$ 290.14	\$ 1,143.05
5/13/26	04/01-04/30/26	\$ 1,344.09	\$ -	\$ (26.88)	\$ -	\$ 1,317.21	\$ 587.27	\$ 340.77	\$ 54.83	\$ 334.34	\$ 1,317.21
6/15/26	05/01-05/31/26	\$ 1,716.67	\$ -	\$ (34.33)	\$ -	\$ 1,682.34	\$ 750.05	\$ 435.24	\$ 70.03	\$ 427.02	\$ 1,682.34
6/15/26	05/01-05/31/26	\$ 1,201.37	\$ -	\$ (24.03)	\$ -	\$ 1,177.34	\$ 524.90	\$ 304.59	\$ 49.01	\$ 298.84	\$ 1,177.34
6/24/26	06/01-06/01/26	\$ 3,827.92	\$ -	\$ (76.56)	\$ -	\$ 3,751.36	\$ 1,672.49	\$ 970.51	\$ 156.16	\$ 952.20	\$ 3,751.36
6/24/26	06/01-06/01/26	\$ 3,029.31	\$ -	\$ (60.59)	\$ -	\$ 2,968.72	\$ 1,323.57	\$ 768.03	\$ 123.58	\$ 753.54	\$ 2,968.72
Total		\$ 1,823,688.98	\$ (69,372.49)	\$ (35,454.16)	\$ 2,978.95	\$ 1,721,841.28	\$ 767,659.37	\$ 445,455.93	\$ 71,675.80	\$ 437,050.18	\$ 1,721,841.28

100.67% Net Percent Collected
0 Balance Remaining to Collect

SECTION 3



May 4, 2026

Monica Virgen – Recording Secretary
Cypress Park Estates CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Cypress Park Estates Community Development District Registered Voters

Dear Ms. Virgen,

In response to your request, there are currently **697** voters within the Cypress Park Estates Community Development District as of **April 15, 2026**.

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

Sincerely,

Melony M. Bell
Supervisor of Elections
Polk County, Florida

SECTION 4

SECTION a)

Cypress Park Estates Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Cypress Park Estates Community Development District

District Manager:_____

Date:_____

Print Name:_____

Cypress Park Estates Community Development District

SECTION b)

Cypress Park Estates Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Cypress Park Estates Community Development District

District Manager:_____

Date:_____

Print Name:_____

Cypress Park Estates Community Development District

SECTION 5

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(SERIES 2022 PROJECT PHASE 3)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Cypress Park Estates Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association (successor in interest to U.S. Bank National Association), as trustee (the "Trustee"), dated as of November 1, 2020, as supplemented by that certain Third Supplemental Trust Indenture dated as of June 1, 2022 (collectively, the "Series 2022 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2022 Indenture):

- (A) Requisition Number: 51
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Aaron's Backflow Services
- (D) Amount Payable: \$8,880.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments: Invoice # 43839 - Raised existing fire hydrant
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Phase 3 - Acquisition and Construction Account] of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against *[Phase 2 - Acquisition and Construction Account] [Phase 3 - Acquisition and Construction Account]*; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Series 2022 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: May 28, 2026

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2022 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2022 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2022 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2022 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.


Consulting Engineer **Reinaldo Malave, PE**
Dewberry Engineers Inc.

Date: 3-13-26

Aaron's Backflow Services, Inc.

130 Middle St
Lake Mary, FL 32746 US
4078297933
office@aaronsbackflow.com
www.aaronsbackflow.com

Invoice 43839**BILL TO**

Cypress Park Estates CDD c/o
GMS
219 E Livingston Street
Orlando, FL 32801

DATE
03/12/2026

PLEASE PAY
\$8,880.00

DUE DATE
03/12/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/06/2026	RE: Cypress Park Estates CDD - Amenity building 675 Silver Palm Dr Haines City, FL 33844			
03/06/2026	Repairs Est #8512 approved - raised existing (2022) 5 1/4" Kennedy fire hydrant 12" to meet standard height requirement (located between 271 & 275 Bottle Brush Dr). Painted (8) fire hydrant bonnets and valve box lids. Installed new 5" Storz adapters on all 8 fire hydrants. Removed 1/2" hose bib from reclaimed meter and installed anti-freeze valve.	1	8,880.00	8,880.00

Thank you for your business!

To make payment, please mail a check to our office at 130 Middle Street, Lake Mary FL 32746

Or

Call our office to make a credit card payment over the phone. We do not accept online payments at this time.

There is a 5% convenience fee for credit card payments.

TOTAL DUE

\$8,880.00

THANK YOU.

SECTION 17

CLOSED SECURITY SESSION