Cypress Park Estates
Community Development District

Meeting Agenda

September 22, 2026

AGENDA

Cypress Park Estates
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 15, 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, September 22, 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 July 28, 2026 Board of Supervisors Meeting
4. Consideration of Fiscal Year 2026 Audit Engagement Letter with Grau
5. Presentation of Arbitrage Report for Series 2022
6. Consideration of Resolution 2026-13 Appointing Christine Wells as Assistant Secretary
7. Consideration of Reserve Study Proposals
    A. Reserve Advisors
    B. Capital Reserve Advisors
8. Items requested by Supervisor Metzger
    A. Discussion Regarding Taking Over Maintenance of Bice Grove Road – *requested by Supervisor Metzger*
        i. Consideration of Bice Grove Road Additional Services Proposal
    B. Discussion Regarding the Fiscal Year 2026 Reserve Transfer– *requested by Supervisor Metzger*
    C. Discussion Regarding Mailed Notice to All Homeowners for Landowner Election– *requested by Supervisor Metzger*
9. Staff Reports
    A. Attorney
    B. Engineer
        i. Consideration of Dewberry Work Authorization for Fiscal Year 2027 Services
    C. Field Manager's Report
        i. Janitorial Maintenance Items – Clean Star Services
            a) Consideration of Increase for Fiscal Year 2027
            b) Consideration of Additional Services Proposal

c) Presentation of Recommended Services Summary Breakdown for 2027
d) Janitorial Map of Waste Can Locations

ii. Consideration of Proposal from Resort Pools for Pool and Fountain Maintenance Increase

iii. Pest Control Items - Massey
a) Consideration of Massey Termite Protection Renewal
b) Consideration of Basic Pest Control Renewal for Amenity Center
c) Presentation of Recommended Treatments for Parks

iv. Landscape Maintenance Items – Prince & Sons
a) Consideration of Fiscal Year 2027 Renewal
b) Presentation of Recommended Additional Services
c) Consideration of Proposal for Landscape Replacements

D. District Manager's Report
i. Approval of Check Register
ii. Balance Sheet & Income Statement

10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Park Estates Community Development District was held **Tuesday**, **July 28, 2026,** at 10:17 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Steve Rosser	Chairman
Alan Metzger	Vice Chairman
McKinzie Terrill	Assistant Secretary
Maria Perez	Assistant Secretary
Henry Chirinos	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Christine Wlls	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Rey Malave *by Zoom*	District Engineer, Dewberry
Joey Duncan *by Zoom*	District Engineer, Dewberry
Marshall Tindall	Field Manager GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 10:17 a.m. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns stated there were no members of the public present in person or participating by Zoom.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the April 28, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 28, 2026, Board of Supervisors meeting and asked for any questions, comments, or corrections. Comments previously submitted by Mr. Metzger were reviewed and accepted for incorporation into the signed version. The Board agreed to approve the minutes as amended to include those comments.

A question regarding the requirement that two seats transitioning to the general election "must" be filled by community residents was addressed, with Ms. Burns noting that the requirement is established by Florida statute and would be discussed further under a later agenda item.

> On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, the Minutes of the April 28, 2026, Board of Supervisors Meeting, were approved as amended.

Mr. Metzger requested that Item 11, the review and acceptance of the Fiscal Year 2025 audit report, be moved ahead of the Fiscal Year 2027 budget discussion. The Board agreed to consider the audit report first.

ELEVENTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

**This item was moved up from eleventh order of business to fourth order of business, as requested by Mr. Metzger.*

Ms. Burns presented the Fiscal Year 2025 audit report. She noted it was a clean independent audit with no findings or instances of noncompliance. The audit had been submitted to the state by the June 30th deadline. Discussion then focused on the $81,264 excess of revenues over expenditures and whether such funds should be separately identified as "surplus funds" or "carry forward surplus" for budgeting purposes. Management explained that the funds remain in the District's accounts and may be used as directed by the Board but are not typically used as carry-forward revenue to offset assessments.

A Board member expressed concern that prior-year surplus funds should be more clearly considered during the budgeting process and advocated for the Board to take a more active role in developing future budgets, with management providing input. The Board then proceeded to consider acceptance of the Fiscal Year 2025 audit report.

> On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

FIFTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget**

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

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

A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-07 for Board consideration. The proposed assessment remained unchanged from the current year. Budget adjustments included updates to utility expenses based on actuals, a $6,500 reserve study line item, anticipated stormwater maintenance, removal of the paid-off playground lease expense, an increase in security services, and an increase in the reserve transfer from approximately $57,000 to $60,000. No public comments were received.

The Board discussed cash carryforward and the practice of maintaining approximately three months of operating funds to cover expenses before assessment revenues are received. Discussion also addressed using actual expenditures where available and the ability to refine budget estimates as the community becomes more established.

A Board member requested that budget figures be rounded as much as practicable and suggested rounding the assessment amount. Management noted that the FY2027 budget had incorporated the requested use of rounded figures where appropriate, while actual amounts were retained where applicable.

> On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

Ms. Burns asked to close the public hearing.

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

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns presented Resolution 2026-08 for the Board's consideration. The Board reviewed Resolution 2026-28, imposing special assessments and certifying the assessment roll. The resolution certifies the assessments for collection based on the newly adopted budget and previously levied debt assessments.

> On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. Burns presented Resolution 2026-09 adopting the Fiscal Year 2027 meeting schedule. The schedule remains the same as the current year, except the November and December meetings were moved from the fourth Tuesday to the third Tuesday to avoid conflicts with Thanksgiving and Christmas holiday weeks and potential quorum issues. The Board confirmed that the meeting time remained acceptable.

> On MOTION by Mr. Terrill, seconded by Ms. Perez, with all in favor, Resolution 2026-09 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Designating a Date, Time and Location for a Landowner's Election**

Ms. Burns presented Resolution 2026-10 designating the date, time, and location for the landowners' election, was discussed. The Board had previously approved November 17, 2026, at

10:00 a.m. as the regular meeting date, and staff recommended holding the landowners' election in conjunction with that meeting. It was noted that the election is for the third seat up for election, separate from the two seats transitioning to resident-elected positions.

The Board discussed additional notice to homeowners, including mailing election materials. Staff advised that required notice would be provided through publication, the District website, and email communications, including meeting agendas and reminders, and that proxies would be available online or from the District Manager. A motion to mail election materials to homeowners was made but received no second. The Board then proceeded with consideration of Resolution 2026-10 setting the landowners' election for November 17, 2026, at 10:00 a.m.

> On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Resolution 2026-10 Designating a Date, Time and Location for a Landowner's Election Set for November 17, 2026 at 10:00 a.m., was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Acknowledging Non-Cash Donation**

Ms. Burns presented Resolution 2026-11 acknowledging the donation of real property by KRPC East Johnson, LLC to the District. Two Board members, Mr. Rosser and Mr. Terrill, disclosed their association with KRPC East Johnson, LLC and filed Form 8B Memoranda of Voting Conflict as a precautionary measure. Both members stated that they would not participate in the discussion or vote on the resolution, and the forms will be included in the meeting record. Staff explained that the District received the donated property without providing any financial or monetary consideration. The resolution identifies the donated property and includes the related deeds and an appraisal provided by the developer as exhibits. The District did not prepare or commission the appraisal. The resolution is intended to formally acknowledge receipt of the donation, document its appraised value for the District's books and records, and authorize execution of an acknowledgment of receipt. Questions were raised regarding property along Bice Grove Road; staff clarified that the roadway is owned by the city and that the appraisal excludes the roadways. Following discussion, the two Board members disclosed as having a conflict did not participate in the vote.

> On MOTION by Ms. Perez, seconded by Mr. Chirinos, with Ms. Perez, Mr. Chirinos, and Mr. Metzger in favor and Mr. Terrill and Mr. Rosser abstained from voting, Resolution 2026-11 Acknowledging Non-Cash Donation, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-12 Declaring Seat 3 Vacant**

Ms. Burns presented Resolution 2026-12 declaring Seat 3 vacant pursuant to Florida Statutes. During the qualifying period, one candidate qualified for Seat 4, which will be filled following the November 17 election; no candidate qualified for Seat 3. The Board discussed that, following the election, it may appoint a qualified resident to fill the vacancy. The appointee must be a resident of Cypress Park Estates and at least 18 years old and registered to vote; homeownership is not required. The current Seat 3 supervisor will remain in office until the Board appoints a replacement. It was noted that the resolution contained a typographical error identifying the seats, which was corrected in the amended version. A motion was made and seconded to approve Resolution 2026-12 as amended.

> On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, Resolution 2026-12 Declaring Seat 3 Vacant, was approved as amended.

ELEVENTH ORDER OF BUSINESS **Consideration of Proposal from Prince & Sons for Temporary Fuel Surcharge**

Ms. Burns presented the proposal from Prince & Sons for temporary fuel surcharge based on increases in the average Florida fuel price. The Board discussed the appropriate fuel-price index and agreed that the surcharge would be based on the AAA Florida average regular gasoline price, with a screenshot of the applicable AAA average provided with each invoice for verification. The amendment will specify the AAA Florida average as the pricing source and establish an end date of September 30, 2026**.** Any continuation or adjustment of the surcharge for the new fiscal year would require Board consideration. A motion was made to approve the proposal.

> On MOTION by Mr. Rosser, seconded by Mr. Chirinos, with all in favor, the Proposal from Prince & Sons for Temporary Fuel Surcharge Based on the AAA Fuel Rates – Add to Agreement, was approved.

TWELFTH ORDER OF BUSINESS **Ratification of Amendment for Fuel Surcharge with Resort Pools**

Ms. Burns presented the amendment for fuel surcharge with Resort Pools to the Board for ratification. The Board considered ratification of an amendment to the field service surcharge with Resort Pools. The amendment provides for a flat $50 surcharge through the end of the fiscal year. The amendment had previously been approved by the Chair and was presented to the Board for ratification.

On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, the Amendment for Fuel Surcharge with Resort Pools, was ratified.

THIRTEENTH ORDER OF BUSINESS **Items Requested by Supervisor Metzger**

A. Discussion Regarding Taking Over Maintenance of Bice Grove Road

Mr. Metzger tabled this item to the August meeting agenda but requested Mr. Tindall to provide updated numbers from Prince.

B. Discussion Regarding Purchasing Additional Shade Structures for Pool

Discussion was held regarding adding additional shade structures at the pool. The Board discussed prior estimates, which were believed to be approximately $60,000 for duplicating the existing shade structures, although the amount will be confirmed. Staff will provide updated pricing for consideration at a future meeting. Mr. Tindall will send previous estimate to Ms. Wells to forward to Supervisor Metzger.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Rinaldi provided a brief legislative update, noting that her office recently distributed a special edition newsletter summarizing bills signed into law and two bills that were vetoed. The vetoed legislation included a bill that would have increased sovereign immunity caps and a bill that would have created a micromobility device task force related to e-bikes and imposed additional operational requirements. She noted that these issues could return during the next legislative session and that her office will provide additional legislative updates as the session progresses.

B. Engineer

i. Presentation of Annual Engineer's Report

The District Engineer team reported that the annual report had been completed and filed. The inspection found the District's ponds, roads, and other infrastructure to be generally in good condition. The Engineer also determined that the District's FY 2027 operations and maintenance budget and insurance coverage appeared sufficient. An emergency safety item was identified at Pond 200, where a grate was missing from a drain. Staff was asked to confirm that the issue had been corrected due to the potential safety and insurance concerns. Regarding Pond Z, the Engineer reported that proposals had been received for regrading and stabilizing the shoreline slope and top of bank. Coordination with the city is underway regarding a proposed energy-dissipating structure to minimize impacts to off-site property. The city indicated support but requested further coordination with Development Engineering. The Engineer also noted that the entire berm should be stabilized and that the proposed work should be confirmed with the contractor before construction proceeds. The Board also discussed stormwater maintenance, including routine inspections, cleanouts, erosion repairs, riprap, and stabilization. Staff noted that engineering consultation would be obtained as needed for more significant maintenance or stabilization work.

C. Field Manager's Report

Mr. Tindall reported that overall landscape and field conditions were satisfactory, with recent rainfall contributing to healthy, green conditions. Sod repairs previously approved by the Board are being scheduled as materials become available. The Board also discussed a proposed pre-authorization for storm-related landscaping work. The authorization would allow the landscaper to respond promptly following a storm, including removal of fallen or hazardous trees and debris, without waiting for additional Board approval. A not-to-exceed amount of $5,500 was presented as an example for consideration. The amount would only be incurred if storm-related work is necessary and would be billed at the approved contract rates.

On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, the Proposal from Prince & Sons for Hurricane Pre-Authorization Rates, was approved.

Mr. Tindall continued reviewing his Field Manager Report. The Board discussed parking and towing signage, including the previously approved $183.75 for parking signs. Staff will confirm the exact number of signs and verify that all applicable towing signs meet statutory size and lettering requirements. The towing vendor is also responsible for providing and posting its required signs. Staff will confirm that vendor signage is in place at the appropriate entrances, including areas where access is from roads not owned by the District. The Board then reviewed approximately $4,000 in recommended landscape replacements, including entryway plant replacements, hedge and focal-point improvements, mulch, and repairs around the amenity center and community entrances. Staff noted that the landscape replacement budget remains sufficiently funded, with approximately $92,000 spent of the $135,000 budget as of June 30. The Board discussed maintaining sufficient funds for anticipated sod repairs, particularly in areas affected by pond conditions.

> On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, the Proposals from Prince & Sons for Landscape Replacements, Tract Z Repair – Part 1, and Tract Z Repair – Part 2, was approved.

Mr. Metzger commended the maintenance team, including Prince & Sons and the pool staff, for their excellent work in maintaining the community. It was noted that Cypress Park is looking very good overall, with CDD-maintained areas well cared for. Appreciation was expressed to Marshall and his team for their continued efforts to keep the neighborhood looking attractive.

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. Chirinos, 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.

iii. Presentation of Number of Registered Voters: 697

Ms. Burns stated the number of registered voters is 697.

iv. Goals and Objectives

a) Adopting Fiscal Year 2027 Goals & Objectives

b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. Burns presented the goals and objectives for Fiscal Year 2027. The Board reviewed the proposed FY2027 Goals and Objectives, which are the same as those adopted for FY2026. The annual goals and objectives are required to be approved each year and reviewed at the end of the fiscal year. A motion was proposed to approve the FY2027 Goals and Objectives and authorize the Chair to sign the required form at the end of FY2026.

On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, Adopting Fiscal Year 2027 Goals & Objectives and Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

v. Ratification of Requisition #51

Ms. Burns stated Requisition #51 has already been approved and just needs to be ratified.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Requisition #51, was ratified.

FIFTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Burns asked for any public comments.

Resident (Kelly) raised a safety concern regarding a white irrigation/fountain pipe protruding from the ground near the entrance where children wait for the school bus. The pipe has reportedly been broken several times by children. Staff will have Mr. Tindall inspect the area and determine whether protective measures, such as a metal cover, can be installed before school resumes.

SEVENTEENTH ORDER OF BUSINESS CLOSED SECURITY SESSION

The security session was closed. According to Ms. Burns' notes, the Board approved entering into a security services contract with Nation and terminating the existing contract with Securitas effective Labor Day. The Chair was authorized to execute the Nation agreement and the Securitas termination and buyout documents.

> On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, a Security Services Contract with Nation and Terminating the Existing Contract with Securitas Effective Labor Day and Authorizing Chair to Sign Agreements and Securitas Buyout, was approved.

EIGHTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

> On MOTION by Mr. Rosser, seconded by Mr. Terrill, with all in favor, the meeting was adjourned at 11:29 a.m.

____________________________________ ____________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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July 29, 2026

Board of Supervisors
Cypress Park Estates Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Cypress Park Estates Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Park Estates Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $4,700 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Park Estates Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cypress Park Estates Community Development District.

By: ______________________________________

Title: ____________________________________

Date: ____________________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SECTION 5

REBATE REPORT

$7,865,000

Cypress Park Estates
Community Development District

(City of Haines City, Florida)

Special Assessment Bonds, Series 2022
(Series 2022 Project)

Dated: June 15, 2022
Delivered: June 15, 2022

Rebate Report to the Computation Date
June 15, 2027
Reflecting Activity To
July 31, 2026

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

August 19, 2026

Cypress Park Estates Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $7,865,000 Cypress Park Estates Community Development District (City of Haines City, Florida), Special Assessment Bonds, Series 2022 (Series 2022 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Cypress Park Estates Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 15, 2027, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2027 Computation Date
Reflecting Activity from June 15, 2022 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 2	2.370600%	39,127.60	(55,190.48)
Acquisition & Construction Fund - Phase 3	1.039444%	7,324.00	(35,692.55)
Capitalized Interest Fund	1.318688%	745.27	(2,648.98)
Debt Service Reserve Fund	3.718279%	48,263.06	(20,244.75)
Totals	**2.558408%**	**$95,459.93**	**$(113,776.76)**
Bond Yield	**5.052764%**		
Rebate Computation Credits			(9,420.79)
		Net Rebatable Arbitrage	**$(123,197.55)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 15, 2022, the date of the closing, to July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2027.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between June 15, 2022 and July 31, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 15, 2027.

7. Computation Period

The period beginning on June 15, 2022, the date of the closing, and ending on July 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Acquisition & Construction Fund - Phase 2	229204005
Acquisition & Construction Fund - Phase 3	229204007
Debt Service Reserve Fund	229204004
Capitalized Interest Fund	229204001
Sinking Fund	229204002

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2027, is the Rebatable Arbitrage.

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Delivered: June 15, 2022

Sources of Funds

Par Amount	**$7,865,000.00**
Total	**$7,865,000.00**

Uses of Funds

Acquisition & Construction Fund – Phase 2	**$2,624,637.50**
Acquisition & Construction Fund – Phase 3	**4,234,959.30**
Debt Service Reserve Fund	**511,731.26**
Capitalized Interest Fund	**148,121.94**
Issuance Costs	**345,550.00**
Total	**$7,865,000.00**

PROOF OF ARBITRAGE YIELD

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Date	Debt Service	Present Value to 06/15/2022 @ 5.0527636060%
11/01/2022	148,121.94	145,355.83
05/01/2023	316,043.75	302,499.49
11/01/2023	193,418.75	180,567.83
05/01/2024	318,418.75	289,937.79
11/01/2024	190,684.38	169,350.18
05/01/2025	320,684.38	277,787.52
11/01/2025	187,840.63	158,704.35
05/01/2026	322,840.63	266,043.01
11/01/2026	184,887.50	148,605.74
05/01/2027	329,887.50	258,617.71
11/01/2027	181,715.63	138,946.96
05/01/2028	331,715.63	247,392.81
11/01/2028	178,153.13	129,592.23
05/01/2029	333,153.13	236,370.77
11/01/2029	174,471.88	120,736.81
05/01/2030	339,471.88	229,130.24
11/01/2030	170,553.13	112,280.07
05/01/2031	340,553.13	218,671.52
11/01/2031	166,515.63	104,286.17
05/01/2032	346,515.63	211,669.81
11/01/2032	162,240.63	96,662.96
05/01/2033	352,240.63	204,693.60
11/01/2033	157,490.63	89,265.56
05/01/2034	357,490.63	197,632.44
11/01/2034	152,490.63	82,224.47
05/01/2035	362,490.63	190,642.22
11/01/2035	147,240.63	75,529.10
05/01/2036	367,240.63	183,739.17
11/01/2036	141,740.63	69,168.72
05/01/2037	371,740.63	176,937.47
11/01/2037	135,990.63	63,132.52
05/01/2038	380,990.63	172,513.39
11/01/2038	129,865.63	57,354.45
05/01/2039	384,865.63	165,785.44
11/01/2039	123,490.63	51,884.26
05/01/2040	393,490.63	161,250.24
11/01/2040	116,740.63	46,660.82
05/01/2041	401,740.63	156,617.57
11/01/2041	109,615.63	41,680.37
05/01/2042	409,615.63	151,914.76
11/01/2042	102,115.63	36,938.57
05/01/2043	417,115.63	147,166.40
11/01/2043	94,043.75	32,362.83
05/01/2044	424,043.75	142,328.41
11/01/2044	85,587.50	28,019.19
05/01/2045	430,587.50	137,489.99
11/01/2045	76,746.88	23,902.03
05/01/2046	441,746.88	134,187.45
11/01/2046	67,393.75	19,967.44
05/01/2047	452,393.75	130,732.55
11/01/2047	57,528.13	16,214.81
05/01/2048	462,528.13	127,155.17
11/01/2048	47,150.00	12,642.76
05/01/2049	472,150.00	123,482.27
11/01/2049	36,259.38	9,249.31
05/01/2050	486,259.38	120,982.17

PROOF OF ARBITRAGE YIELD

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Date	Debt Service	Present Value to 06/15/2022 @ 5.0527636060%
11/01/2050	24,728.13	6,000.80
05/01/2051	494,728.13	117,097.79
11/01/2051	12,684.38	2,928.30
05/01/2052	507,684.38	114,315.37
	15,427,934.67	7,865,000.00

Proceeds Summary

Delivery date	06/15/2022
Par Value	7,865,000.00
Target for yield calculation	7,865,000.00

BOND DEBT SERVICE

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2022					
11/01/2022			148,121.94	148,121.94	
05/01/2023	120,000	4.375%	196,043.75	316,043.75	464,165.69
11/01/2023			193,418.75	193,418.75	
05/01/2024	125,000	4.375%	193,418.75	318,418.75	511,837.50
11/01/2024			190,684.38	190,684.38	
05/01/2025	130,000	4.375%	190,684.38	320,684.38	511,368.76
11/01/2025			187,840.63	187,840.63	
05/01/2026	135,000	4.375%	187,840.63	322,840.63	510,681.26
11/01/2026			184,887.50	184,887.50	
05/01/2027	145,000	4.375%	184,887.50	329,887.50	514,775.00
11/01/2027			181,715.63	181,715.63	
05/01/2028	150,000	4.750%	181,715.63	331,715.63	513,431.26
11/01/2028			178,153.13	178,153.13	
05/01/2029	155,000	4.750%	178,153.13	333,153.13	511,306.26
11/01/2029			174,471.88	174,471.88	
05/01/2030	165,000	4.750%	174,471.88	339,471.88	513,943.76
11/01/2030			170,553.13	170,553.13	
05/01/2031	170,000	4.750%	170,553.13	340,553.13	511,106.26
11/01/2031			166,515.63	166,515.63	
05/01/2032	180,000	4.750%	166,515.63	346,515.63	513,031.26
11/01/2032			162,240.63	162,240.63	
05/01/2033	190,000	5.000%	162,240.63	352,240.63	514,481.26
11/01/2033			157,490.63	157,490.63	
05/01/2034	200,000	5.000%	157,490.63	357,490.63	514,981.26
11/01/2034			152,490.63	152,490.63	
05/01/2035	210,000	5.000%	152,490.63	362,490.63	514,981.26
11/01/2035			147,240.63	147,240.63	
05/01/2036	220,000	5.000%	147,240.63	367,240.63	514,481.26
11/01/2036			141,740.63	141,740.63	
05/01/2037	230,000	5.000%	141,740.63	371,740.63	513,481.26
11/01/2037			135,990.63	135,990.63	
05/01/2038	245,000	5.000%	135,990.63	380,990.63	516,981.26
11/01/2038			129,865.63	129,865.63	
05/01/2039	255,000	5.000%	129,865.63	384,865.63	514,731.26
11/01/2039			123,490.63	123,490.63	
05/01/2040	270,000	5.000%	123,490.63	393,490.63	516,981.26
11/01/2040			116,740.63	116,740.63	
05/01/2041	285,000	5.000%	116,740.63	401,740.63	518,481.26
11/01/2041			109,615.63	109,615.63	
05/01/2042	300,000	5.000%	109,615.63	409,615.63	519,231.26
11/01/2042			102,115.63	102,115.63	
05/01/2043	315,000	5.125%	102,115.63	417,115.63	519,231.26
11/01/2043			94,043.75	94,043.75	
05/01/2044	330,000	5.125%	94,043.75	424,043.75	518,087.50
11/01/2044			85,587.50	85,587.50	
05/01/2045	345,000	5.125%	85,587.50	430,587.50	516,175.00
11/01/2045			76,746.88	76,746.88	
05/01/2046	365,000	5.125%	76,746.88	441,746.88	518,493.76
11/01/2046			67,393.75	67,393.75	
05/01/2047	385,000	5.125%	67,393.75	452,393.75	519,787.50
11/01/2047			57,528.13	57,528.13	
05/01/2048	405,000	5.125%	57,528.13	462,528.13	520,056.26
11/01/2048			47,150.00	47,150.00	
05/01/2049	425,000	5.125%	47,150.00	472,150.00	519,300.00
11/01/2049			36,259.38	36,259.38	
05/01/2050	450,000	5.125%	36,259.38	486,259.38	522,518.76

BOND DEBT SERVICE

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			24,728.13	24,728.13	
05/01/2051	470,000	5.125%	24,728.13	494,728.13	519,456.26
11/01/2051			12,684.38	12,684.38	
05/01/2052	495,000	5.125%	12,684.38	507,684.38	520,368.76
	7,865,000		7,562,934.67	15,427,934.67	15,427,934.67

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Fund - Phase 2

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-2,624,637.50	-3,368,415.38
08/02/22		34,535.80	44,034.85
08/02/22		13,742.34	17,522.16
08/12/22		18,627.45	23,718.02
08/24/22		1,275.00	1,620.74
09/09/22		401.50	509.31
09/09/22		18,445.50	23,398.61
09/19/22		966.00	1,223.70
10/06/22		5,404.00	6,829.51
10/11/22		2,250.00	2,841.55
10/11/22		10,848.13	13,700.24
10/11/22		13,500.00	17,049.32
11/04/22		55,830.62	70,284.77
11/07/22		22,094.02	27,802.44
11/14/22		27,784.25	34,928.95
11/15/22		-10,848.13	-13,635.83
11/16/22		10,848.13	13,633.94
11/16/22		-5,561.83	-6,990.11
11/21/22		12,396.64	15,569.31
11/23/22		3,225.68	4,050.11
11/23/22		766.50	962.40
11/23/22		12,740.00	15,996.11
12/14/22		9,334.00	11,685.54
12/14/22		36,312.00	45,460.17
12/14/22		48,855.00	61,163.16
12/14/22		11,590.91	14,511.04
01/10/23		447,773.06	558,564.97
01/10/23		44,025.00	54,918.05
01/10/23		220,645.36	275,239.35
01/18/23		1,512.00	1,884.02
01/18/23		48,909.51	60,943.51
01/30/23		2,763.86	3,438.17
02/07/23		184,400.08	229,166.69
02/07/23		12,448.00	15,469.99
02/07/23		512,383.17	636,773.88
02/09/23		2,914.35	3,620.86
02/23/23		1,350.00	1,674.02
02/23/23		6,975.00	8,649.11
02/23/23		73,231.42	90,808.12
03/10/23		44,926.84	55,578.87
03/10/23		4,500.00	5,566.94
03/10/23		4,264.25	5,275.29
03/20/23		3,591.52	4,436.91
03/20/23		378,284.60	467,326.64
03/24/23		-5,176.00	-6,390.80
03/29/23		52,412.48	64,668.80
03/29/23		303.50	374.47

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Fund - Phase 2

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
04/05/23		233,429.08	287,775.53
05/05/23		24,649.90	30,262.73
05/05/23		5,500.00	6,752.36
08/02/23		154.50	187.41
08/14/23		-46,436.46	-56,233.16
08/16/23		1,147.98	1,389.78
08/16/23		190.00	230.02
09/14/23		863.50	1,041.33
09/14/23		46,327.43	55,868.32
10/23/23		80.36	96.39
11/06/23		-216,662.50	-259,406.52
11/08/23		216,662.50	259,334.62
12/18/23		57.17	68.05
07/31/24		0.13	0.15
06/15/27	TOTALS:	39,127.60	-55,190.48

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-55,190.48
COMP DATE:	06/15/27	NET INCOME:	39,127.60
BOND YIELD:	5.052764%	TAX INV YIELD:	2.370600%

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Acquisition & Construction Fund - Phase 3

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-4,234,959.30	-5,435,075.15
08/15/22		4,242,283.30	5,399,382.60
06/15/27	TOTALS:	7,324.00	-35,692.55

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-35,692.55
COMP DATE:	06/15/27	NET INCOME:	7,324.00
BOND YIELD:	5.052764%	TAX INV YIELD:	1.039444%

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-148,121.94	-190,097.19
09/02/22		193.99	246.32
10/04/22		223.38	282.38
11/01/22		148,121.94	186,547.22
11/02/22		302.99	381.54
12/09/22		-1,641.10	-2,055.97
01/04/23		3.63	4.53
02/02/23		5.10	6.34
03/02/23		4.89	6.06
04/04/23		5.58	6.88
05/01/23		-194,402.66	-238,800.90
05/01/23		196,043.76	240,816.80
05/02/23		5.71	7.01
06/15/27	TOTALS:	745.27	-2,648.98

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-2,648.98
COMP DATE:	06/15/27	NET INCOME:	745.27
BOND YIELD:	5.052764%	TAX INV YIELD:	1.318688%

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/22	Beg Bal	-511,731.26	-656,747.25
07/05/22		174.01	222.70
08/02/22		414.28	528.23
09/02/22		670.21	851.00
10/04/22		771.74	975.59
11/02/22		1,046.75	1,318.11
12/02/22		1,306.08	1,637.85
12/22/22		0.63	0.79
01/04/23		1,493.70	1,864.83
02/02/23		1,589.56	1,976.83
03/02/23		1,524.61	1,888.18
04/04/23		1,739.34	2,144.59
05/02/23		1,781.12	2,187.59
06/02/23		1,940.93	2,373.98
07/05/23		1,904.89	2,319.27
08/02/23		1,995.83	2,420.91
09/05/23		2,076.29	2,507.02
10/03/23		2,013.98	2,422.36
11/01/23		78,406.25	93,939.62
11/02/23		2,088.67	2,502.12
11/06/23		216,662.50	259,406.52
12/04/23		1,001.78	1,194.77
01/03/24		887.15	1,053.81
02/02/24		883.34	1,045.08
03/04/24		820.87	966.87
04/02/24		877.54	1,029.62
05/02/24		848.12	990.97
06/04/24		877.38	1,020.62
07/02/24		849.53	984.39
08/02/24		877.29	1,012.34
09/04/24		875.25	1,005.52
10/02/24		817.68	935.74
11/04/24		796.75	907.75
12/03/24		741.16	841.03
01/02/25		740.51	836.92
02/03/25		710.60	799.68
03/04/25		637.62	714.47
04/02/25		700.67	782.08
05/02/25		676.77	752.27
06/03/25		693.16	767.18
07/02/25		669.52	738.04
08/04/25		592.62	650.38
09/03/25		692.51	756.96
10/02/25		658.16	716.53
11/04/25		661.17	716.62
12/02/25		612.20	660.97
01/05/26		600.54	645.42

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
02/03/26		583.25	624.41
03/03/26		523.33	557.94
04/02/26		575.85	611.47
05/04/26		555.50	587.25
06/02/26		568.15	598.30
07/02/26		553.02	579.95
07/31/26	Bal	216,662.51	226,332.09
07/31/26	Acc	571.45	596.95
06/15/27	TOTALS:	48,263.06	-20,244.75

ISSUE DATE:	06/15/22	REBATABLE ARBITRAGE:	-20,244.75
COMP DATE:	06/15/27	NET INCOME:	48,263.06
BOND YIELD:	5.052764%	TAX INV YIELD:	3.718279%

$7,865,000
Cypress Park Estates Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.052764%)
06/15/23		-1,960.00	-2,392.99
06/15/24		-2,070.00	-2,404.27
06/15/25		-2,120.00	-2,342.49
06/15/26		-2,170.00	-2,281.03
06/15/27	TOTALS:	-8,320.00	-9,420.79

ISSUE DATE: 06/15/22 REBATABLE ARBITRAGE: -9,420.79
COMP DATE: 06/15/27
BOND YIELD: 5.052764%

SECTION 6

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT ELECTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR 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, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary — Christine Wells

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of September 2026

ATTEST:	**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

SECTION 7

SECTION A

Property Wellness
Reserve Study Program Proposal
Level I Reserve Study

Kejsi Shuaipi, *Account Manager*
(954) 620-0908
kejsi.shuaipi@reserveadvisors.com

Cypress Park Estates Community Development District
Haines City, Florida

Reserve Advisors
Your Property Wellness Consultants

Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.

A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

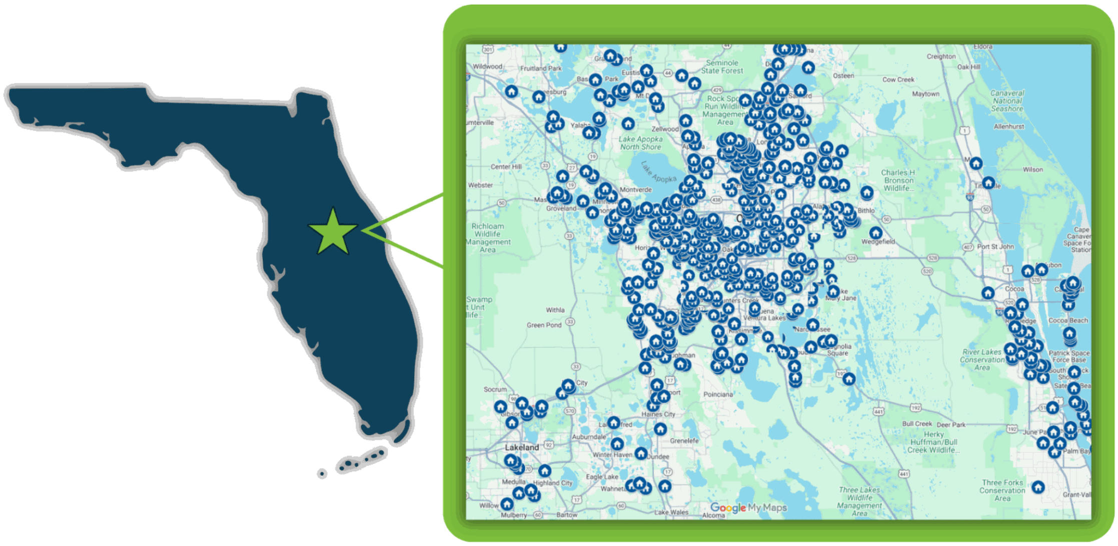
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say

"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lissette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida

"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level I Full Reserve Study

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
RESERVE STUDY PROCESS			
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
KEY DELIVERABLES			
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

> **Physical Analysis:** The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

> **Financial Analysis:** The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Cypress Park Estates Community Development District comprises 703 homes. We've identified and will include the following reserve components:

Streets and Curbs, Access Drives, Parking Areas, and/or Driveways, Fences, Irrigation System, Monuments, Mailboxes, Signage, Sidewalks, Walking Paths, Pond(s), Playground(s), Pool House(s), Pool(s) including Fence, Deck, Mechanicals, etc., Dry Ponds, Gates, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.

Reserve Expenditures
View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example

Funding Plan
Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example

Reserve Funding Graph
Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example

Component Specific Details
Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example

Excel Spreadsheets
Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions

Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**

Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.

Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.

Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

> RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.
>
> **Ellen C. | Treasurer**

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	$7,150.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps you can implement right away.
- **Revision Period:** One complimentary update within 6 months of report delivery (or 1 month if Level III).
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

Scheduling Flexibility Discount Option

☐ ~15% Discount for project kickoff in Q1 of 2027 Contingent upon contract being approved by 10/31/2026. The kickoff and inspection must be scheduled in Q1 of 2027 for this discount to be applied.	-$1,100.00

We provide ongoing, tailored support - at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions, ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.

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2. Sign below

Signature: ____________________________ Title: ____________________________

Name: ____________________________ Date: ____________________________

For: Cypress Park Estates Community Development District

Ref: 263272

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3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 8/21/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.
29247750.6

SECTION B

Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Christine Wells
Cypress Park Estates CDD
C/O GMSCFL
219 E. Livingston Street
Orlando, FL 32801

August 4, 2026

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Cypress Park Estates CDD.** The site analysiswill be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2026**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local**: Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts**: Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted**: Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy**: Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable**: We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service**: Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +**: At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, ***by the association.*** This includes open communication, *unlimited revisions, and *client-use software.

Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2026** is **$ 3,250**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
See attached brochure for complete information about our company

Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

August 4, 2026

Christine Wells
Cypress Park Estates CDD
C/O GMSCFL
219 E. Livingston Street
Orlando, FL 32801

Reserve Study Services Agreement
Reserve Study with On-Site Analysis

This Agreement is made between Capital Reserve Advisors ("CRA") and **Cypress Park Estates CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2026**.

2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA . The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA 's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

   CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

   The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at http://www.capitalreserveadvisors.com. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.

5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.

6. **Reserve Study Fee & Terms:** CRA 's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2026** is **$ 3,250**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.

7. **No Warranties:** The Association acknowledges and agrees that neither CRA , nor any officer, director, owner, employee, agent or affiliate of CRA , has made any representations, warranties, guarantees, or promises of any kind regarding CRA 's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

(a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.

(b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.

(c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any ofits obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.

(d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

(a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.

(b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.

(c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.

(d) The scope of the Reserve Study is expressly limited to the components included.

(e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.

(f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.

(g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.

(h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.

(i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Cypress Park Estates CDD:

By: ______________________________

Date: ______________________________

For Capital Reserve Advisors :

By:

Pierre del Rosario, President

August 4, 2026

Cypress Park Estates CDD- Schedule A Documents,

Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	**No**	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	**Yes**	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	**Yes**	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	**Yes**	

Additional information may be requested once we have started our work.

SECTION 8

SECTION A

SECTION i

Marshall Tindall <mtindall@gmscfl.com>

Cypress Park Estates

Lucas Martin <LMartin@princeandsonsinc.com> Wed, Jul 29, 2026 at 1:13 PM
To: Marshall Tindall <Mtindall@gmscfl.com>

Correct. $420 per month/ $5,040 yearly

Warmest Regards,

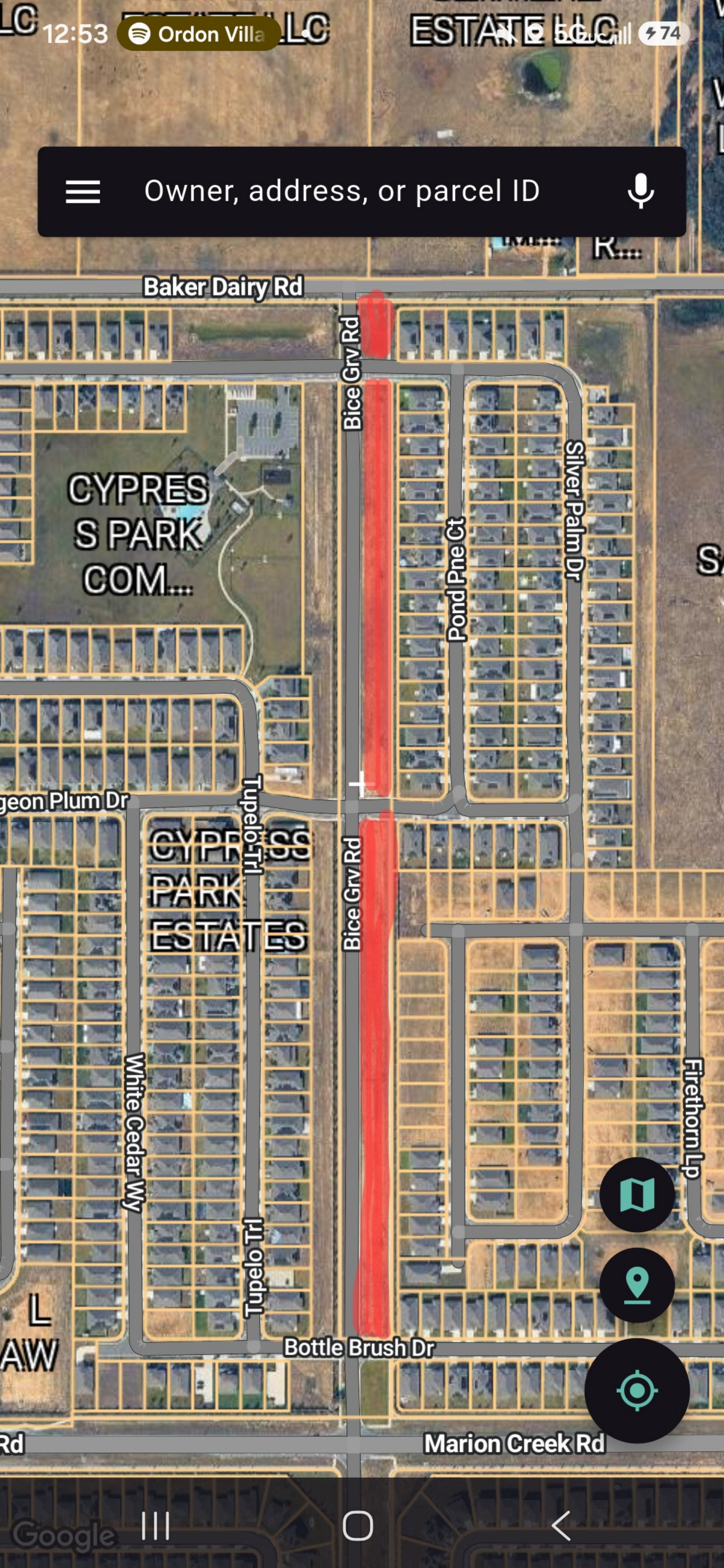
Lucas Dean Martin
Vice President
Horticulturalist
Phone: 863-422-5207 Office
Mobile: 863-500-0312
lmartin@princeandsonsinc.com

PRINCE & SONS INC.

Corporate (Orlando/Polk County)
200 South F Street
Haines City, Florida 33844
Tampa Division
9513 US 92 East
Tampa, Florida 33610
Orlando Division
14645 Boggy Creek Rd.
Orlando, FL 32824

From: Marshall Tindall <Mtindall@gmscfl.com>
Date: Tuesday, July 28, 2026 at 12:56 PM
To: Lucas Martin <LMartin@PrinceAndSonsInc.com>
Subject: Re: FW: FW: Cypress Park Estates

[Quoted text hidden]


12:53
Ordon Villa
ESTATE LLC
Owner, address, or parcel ID
Baker Dairy Rd
Bice Grv Rd
CYPRESS PARK COM...
Pond Pne Ct
Silver Palm Dr
geon Plum Dr
Tupelo Trl
CYPRESS PARK ESTATES
Bice Grv Rd
White Cedar Wy
Tupelo Trl
Firethorn Lp
Bottle Brush Dr
Marion Creek Rd
Google

SECTION 9

SECTION B

SECTION i

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

Sent Via Email: jburns@gmscfl.com

August 24, 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: **Work Authorization 2027-1**
Cypress Park Estates Community Development District
District Engineering Services – FY 2027
Polk County, Florida

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide general engineering services for the Cypress Park Estates Community Development District (District). We will provide these services pursuant to approval of the proposed Agreement for Professional Engineering Services ("District Engineer Agreement").

I. General Engineering Services

We will perform general engineering services as necessary, perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry. We look forward to continuing to work with you and your staff.

Sincerely,

Joey V. Duncan, PE
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

JVD:RM:ap
Q:\Cypress Park Estates CDD - 50189004\Adm\Correspondence\AAS\Cypress Park Estates CDD FY 2027 District Engineering_08-24-2026
Enclosures

APPROVED AND ACCEPTED

By: ________________________________
Authorized Representative of
Cypress Park Estates Community Development District

Date: ______________________________

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

September 22, 2026

Cypress Park Estates CDD

Field Management Report

Contracted Services

- The mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed.
- General contract renewals for the fiscal year transition are ready for review.
- No issues have been noted from either pool or janitorial vendors.

Completed Items

- Tract Z: Approved berm grading and erosion matt installation.
- General maintenance items included: Supplemental pond trash cleanup, playground equipment cleaning, tightening shade clevises, resecuring loose urinals divider, repair leaking dog park water spigot, chain link fence repairs, & worn facility notice signs replacement.

In Progress

- Approved sod repairs are forecast for end of the month now that rainy season is in full swing.
- Seasonal furniture cleaning is scheduled for later this month.
- Approved entry and pool area plant fill ins and replacements are underway.
- Palm trimming on schedule includes mild de-booting 10 main entry tress for holiday décor.
- Finalizing numbers for fall mulch proposal.

Cypress Park Estates CDD

Field Management Report – Photo Supplement

Pipe reviewed at entry

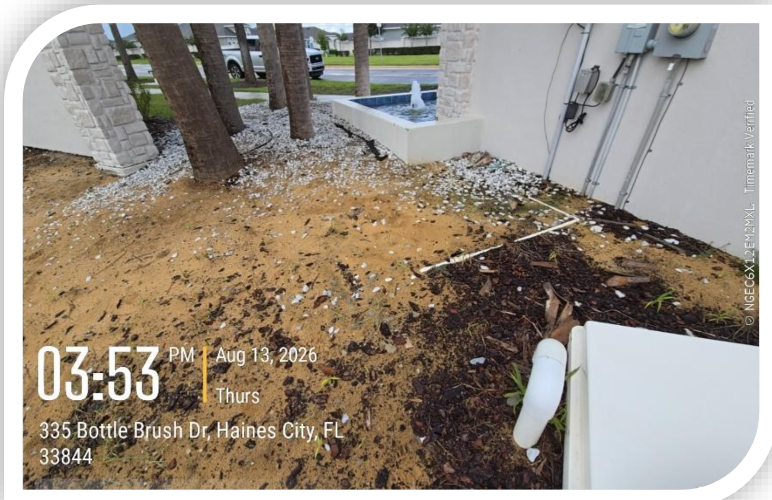


Photo Description:

- Reviewed area noted during last meeting's comments. Additional mulch being forecast along with some sod.

Private drainage concerns under review

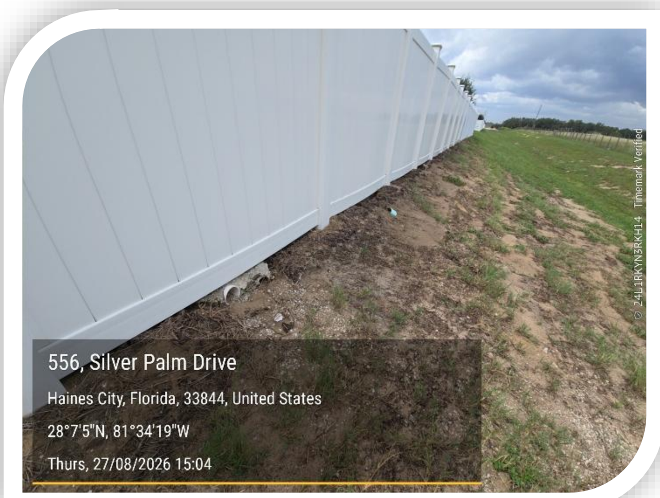


Photo Description:

- Private drainage discharge under fence noted to be contributing to erosion.

Continued

Grates follow up for Engineer

Photo Description:

- Missing grate that was replaced behind 556 Silver Palm Dr.

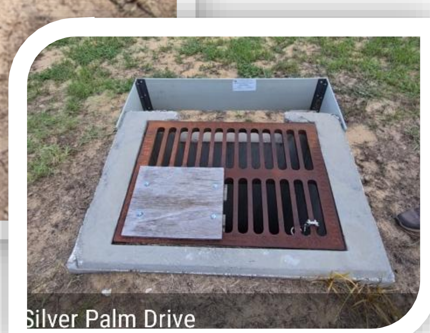
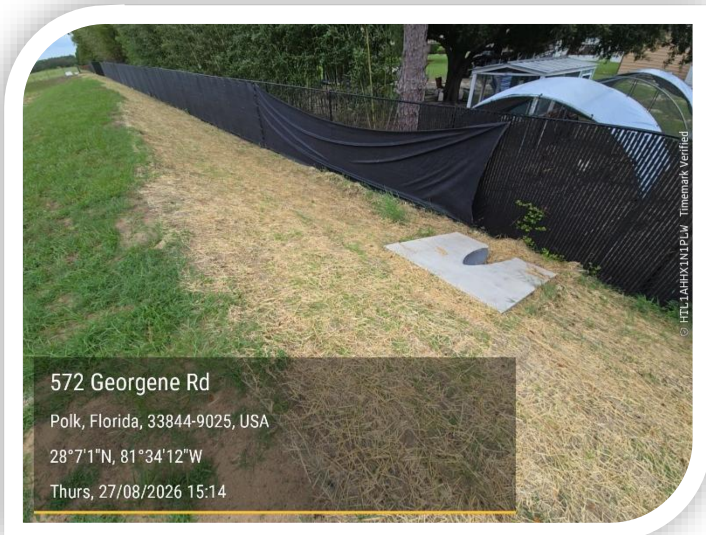


Photo Description:

- Damaged grate that was replaced behind 604 Silver Palm Dr.

Continued

Tract Z grade and erosion control matting



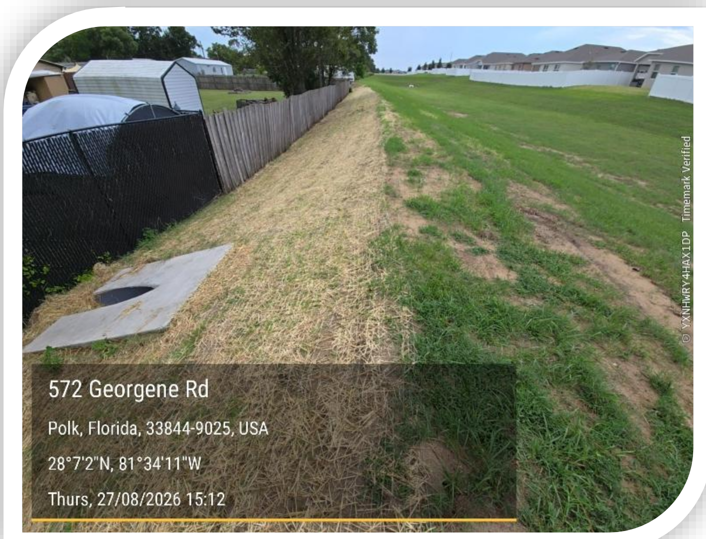


Photo Description:

- Approved grading work and erosion control matting done on the north end of Ph 3 Tract-Z.

SECTION i

SECTION a)

Cypress Park additional optional services

1 message

tchacon starcss.com <tchacon@starcss.com>
To: Marshall Tindall <mtindall@gmscfl.com>

Fri, Mar 6, 2026 at 11:33 AM

Good morning,

Cypress Park Janitorial services are currently at $ 475.00 monthly. We propose an adjustment to $ 500 monthly.

The attachment has the options in additional day of service for spring break and then 4 or 5 days a week for the summer months.

Please let me know what you think!!

I will be sending one email per property.

Tracy Chacon

President CSS

(407)456-9174

tchacon@starcss.com

Cypress Park Additional Optional Services.pdf
231K

SECTION b)

PROPOSAL

DATE	March 6, 2026
CUSTOMER NAME	Cypress Park
ADDRESS	Davenport
REQUESTED BY	Marshall Tindall

Additional One day of Service for Spring Break Week	$ 60.00

Summer Schedule Options for the month of July - August
(the months can be changed upon coordination)

1- One Additional Day of Service every week (janitorial services 4th day a week)	$ 160.00 monthly
2- Second Additional Days of Service every week (janitorial services 5th day a week, to be a Sunday)	$ 180.00 monthly

Air freshener services:

Air freshener dispenser installation, with scent included	$ 50.00 reach
Monthly Service, price per dispenser	$ 15.00 monthly
Deep clean and sanitization of tile and grout or rough floors in restrooms (recommended at least once a year)	$ 250.00
Pressure wash covered patio floors	$ 180.00
Wash pool furniture, chairs and tanning chairs, price per piece	$ 9.00 each

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

SECTION C)

Cypress Park Estates CDD: Janitorial & Waste Summary

2027 Budget			**$16,000**		

Vendor: Clean Star Services

Summary of services

	# of MONTHS	**Qty Receptacles**	**Cost Per Service Item**	**Month Rate**	**Year Rate**
Janitorial **3x per week: Amenity building service**	**12**			$500	$6,000
1x year: Deep Clean Restrooms tile and grout					$250
[NEW] Air freshener service M/W Restrooms	12	2	$15	$30	$360
Garbage - Pool Area (2x week)	12	5	$50	$250	$3,000
Garbage - Playground 1 (2x week)	12	1	$50	$50	$600
Garbage - Playground 2 (2x week)	12	1	$50	$50	$600
Garbage - Playground 3 (2x week)	12	1	$50	$50	$600
				$0	$0
				$0	$0
				$0	$0
				$0	$0
Dog - Dog Park (2x week)	12	2	$50	$100	$1,200
				$0	$0
2x Week at $50 per can per month *(MAIL) 3x Week at $100 per can per month*					
				Subtotal	**$12,610**

Seasonal Services
(Partial Year Extra)

	# of MONTHS	**Qty Receptacles**	**Extra Cost PER CAN**	**Extra Cost PER MONTH**	***Extra Cost Annually For Seasonal Item***
Amenity Garbarge +1 Additional weekly garbage empties at Amenity pool **(increase from x2 to x3 week)** (Apr-Sept)	**6**	5	$25	$125	$750
Amenity: +1 Additional cleaning service day (=4x per week) (April, May, Jun, Sept)	**4**			$160	$640
Amenity: +2 Additional cleaning service day (=5x per week). (Jul, Aug)	**2**			$340	$680
Amenity: +1 Extra Service Day Spring Break Week					$60
				Total	**$14,740**

Variable Forecasting: Dog Bags** Assume about x3 bags per month		2	$400		$800
			Total For Base Budget		**$15,540**

SECTION d)

CYPRESS PARK ESTATES
Waste locations

SECTION ii

SERVICE RATE INCREASE

CYPRESS ESTATES POOL AND FOUNTAIN

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **$2125** to **$2180**.

POOL - $2025 - Weekly service 3x week / *Seasonal 6x week Memorial - Labor Day*

FOUTAIN - $155 *- Weekly service 3x week*

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,

Simon McDonnell
Resort Pool Services
321-689-6210
Resortpoolservice@gmail.com

SECTION iii

SECTION a)

PAYMENT OF THIS RENEWAL EXTENDS YOUR TERMITE PROTECTION

RECEIVED
AUG 2 8 2026

Billing Address

7 - 3109

CYPRESS PARK ESTATES CDD
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

RENEWAL NOTICE

Bait Total Coverage Total Protection

Account Key: **8703658**

Amount Due: **$240.00**

CONTRACT EXPIRES: 10/17/2026

PAY ONLINE at MasseyServices.com

PAY BY PHONE at 1-888-2MASSEY (262-7739)

***Scan here** to submit payment.*

Service Address

CYPRESS PARK ESTATES CDD
675 SILVER PALM DR
HAINES CITY, FL 33844

IMPORTANT NOTICE

Thank you for choosing Massey Services to protect your home from termites. Our records indicate your termite protection is now due for renewal. Please review the enclosed insert for more information on the coverage that's included with your **unlimited Termite Protection guarantee**, and don't hesitate to contact us if you have any questions.

A complimentary annual termite reinspection of both the inside and outside of your home to ensure no new threats have developed is included when you renew your Termite Protection. Please contact your local Service Center at the phone number below to schedule an appointment time that works best for you.

WINTER HAVEN SERVICE CENTER
863-299-1131

WE ARE COMMITTED TO TOTAL CUSTOMER SATISFACTION – CONTACT US ANYTIME AT:
WECARE@MASSEYSERVICES.COM OR **1-888-2MASSEY** (262-7739)

PLEASE RETURN THIS SLIP WITH YOUR PAYMENT IN THE ENCLOSED ENVELOPE

RENEWAL NOTICE

Bait Total Coverage Total Protection

Account Key: **8703658**

Contract ID: **3786267**

Amount Due: **$240.00**

THANK YOU FOR BEING A MASSEY SERVICES CUSTOMER

RENEWAL PAYMENT INFORMATION

Payment Type: ☐ Check Enclosed

Scan here to submit payment.

Check #: ____________________

Amount Paid: ____________________

☐ Save Time & Money! Opt-in for Paperless Billing

By signing below I authorize Massey Services, Inc. to automatically charge my credit card or bank account the annual Termite Protection Renewal amount when it is due. This authorization will remain in full force until revoked by me in writing to Massey Services. I further understand Massey Services reserves the right to terminate this payment plan or my participation therein. If I change any credit card or bank account information, I will notify Massey Services immediately.

Auto Bill Pay (signature required): ______________________________ Date: __________

Please complete reverse side for name and billing address change or comments

SECTION b)

This item will be provided under separate cover

SECTION C)

This item will be provided under separate cover

SECTION iv

SECTION a)

This item will be provided under separate cover

SECTION b)

This item will be provided under separate cover

SECTION C)

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: 9.18.2026

SUBMITTED TO:	Job Name / Location:
GMS Services 345 W Central Orlando,Fl 32801 Marshall Tindall Phone:407.346.2453 Email: mtindall@gmscfl.com	Cypress Park Haines City, FL 33884

Mulch for the Property

	Qty	Unit	Unit Cost	TOTAL
Choclate Mulch	250	yds	$75.00	$18,750.00
				$0.00
				$0.00
			total	**$18,750.00**

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

Submitted by: Mark Stripling
Date Submitted 9.18.2026

Accepted by:___________________________
Date Accepted: _______________________

SECTION D

SECTION i

Cypress Park Estate
Community Development District

Summary of Check Register

August 18, 2026 to September 14, 2026

Fund	Date	Check No.'s		Amount
General Fund - Truist				
	8/19/26	793-798	$	14,328.35
	8/26/26	799-802	$	3,573.58
	9/2/26	803-805	$	13,586.00
	9/9/26	806-807	$	17,446.00
		Autodrafts	$	10,237.81
			$	59,171.74
		Total Amount	**$**	**59,171.74**

Summary of Internal & External Checks

	Internal Checks	$	10.87
	External Checks	$	59,160.87
	Total Amount	$	59,171.74

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/26	00053	8/17/26	22499699	202607	310-51300-31100		*	1,850.00		
			ENGINEER SVCS JUL26							
						DEWBERRY ENGINEERS INC.			1,850.00	000793
8/19/26	00003	8/01/26	247	202608	320-53800-34000		*	1,716.67		
			FIELD MANAGEMENT AUG26							
		8/01/26	248	202608	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES AUG26							
		8/01/26	248	202608	310-51300-35200		*	108.17		
			WEBSITE ADMIN AUG26							
		8/01/26	248	202608	310-51300-35100		*	162.25		
			INFORMATION TECH AUG26							
		8/01/26	248	202608	310-51300-31300		*	631.17		
			DISSEM AGENT SVCS AUG26							
		8/01/26	248	202608	330-57200-48300		*	1,072.92		
			AMENITY ACCESS AUG26							
		8/01/26	248	202608	310-51300-51000		*	.99		
			OFFICE SUPPLIES AUG26							
		8/01/26	248	202608	310-51300-42000		*	53.92		
			POSTAGE AUG26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			7,608.59	000794
8/19/26	00015	8/14/26	15666	202607	310-51300-31500		*	3,660.89		
			GENERAL COUNSEL JUL26							
						KILINSKI VAN WYK PLLC			3,660.89	000795
8/19/26	00031	8/14/26	71913757	202608	330-57200-48100		*	40.00		
			PEST CONTROL AUG26							
						MASSEY SERVICES INC.			40.00	000796
8/19/26	00052	8/17/26	103578	202608	330-57200-34500		*	1,158.00		
			SECURITY SVCS 8/10-8/16							
						NATION SECURITY SERVICES LLC			1,158.00	000797
8/19/26	00009	8/17/26	08172026	202608	300-20700-10200		*	5.07		
			DEBT ASSESS TSFR S20 AA1							
		8/17/26	08172026	202608	300-20700-10200		*	.82		
			DEBT ASSESS TSFR S20 AA2							
		8/17/26	08172026	202608	300-20700-10200		*	4.98		
			DEBT ASSESS TSFR S22							
						CYPRESS PARK ESTATES CDD CO US BANK			10.87	000798
8/26/26	00019	8/19/26	7353-08-	202608	310-51300-31200		*	450.00		
			SPECIAL ASSESS BOND S22							
						AMTEC			450.00	000799

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/26/26	00028	7/29/26	18561	202607	330-57200-48200		*	1,270.00		
			CLEANING SVCS JUL26							
						CSS CLEAN STAR SERVICES CENTRAL FL			1,270.00	000800
8/26/26	00052	7/06/26	102833	202607	330-57200-34500		*	1,273.76		
			SECURITY SVCS 6/29-7/5/26							
						NATION SECURITY SERVICES LLC			1,273.76	000801
8/26/26	00024	8/01/26	25598	202608	320-53800-46201		*	206.00		
			MATERIAL FUEL CHARGE							
		8/07/26	25763	202608	320-53800-47300		*	173.82		
			RPR NZL/BUBBLER/VALVE BOX							
		8/10/26	25827	202608	320-53800-46201		*	200.00		
			ONE TIME MOW/CLEAN UP							
						PRINCE & SONS INC.			579.82	000802
9/02/26	00052	8/24/26	103689	202608	330-57200-34500		*	1,158.00		
			SECURITY SVCS 8/17-8/23							
						NATION SECURITY SERVICES LLC			1,158.00	000803
9/02/26	00024	9/01/26	26093	202609	320-53800-46200		*	10,303.00		
			LANDSCAPE MAINT SEPT26							
						PRINCE & SONS INC.			10,303.00	000804
9/02/26	00026	9/01/26	33439	202609	330-57200-48500		*	1,975.00		
			POOL MAINTENANCE SEPT26							
		9/01/26	33551	202609	320-53800-47500		*	150.00		
			FOUNTAIN MAINT SEPT26							
						RESORT POOL SERVICES			2,125.00	000805
9/09/26	00028	8/27/26	18829	202608	330-57200-48200		*	1,290.00		
			CLEANING SVCS AUG26							
						CSS CLEAN STAR SERVICES CENTRAL FL			1,290.00	000806
9/09/26	00024	8/26/26	26021	202608	320-53800-46201		*	8,700.00		
			REMOVE DIRT/SOD INSTALL							
		8/26/26	26022	202608	320-53800-46201		*	7,250.00		
			BAHIA SEED/EROSION MAT							
		9/01/26	26213	202609	320-53800-46201		*	206.00		
			MATERIAL FUEL CHARGE							
						PRINCE & SONS INC.			16,156.00	000807

TOTAL FOR BANK A 48,933.93

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/25/26	00013	8/18/26	3346-07.	202607	320-53800-43000		*	634.75		
			5150 E JOHNSON AVE JUL26							
						DUKE ENERGY			634.75	080124
8/25/26	00013	8/24/26	4721-08.	202608	320-53800-43100		*	469.85		
			0 BAKER DAIRY RD AUG26							
						DUKE ENERGY			469.85	080125
8/31/26	00050	7/27/26	2936-07.	202607	320-53800-43200		*	60.57		
			290 BOTTLE BRUSH DR JUL26							
						CITY OF HAINES CITY			60.57	080126
8/31/26	00050	7/27/26	2937-07.	202607	320-53800-43200		*	20.11		
			959 SABAL POINT JUL26							
						CITY OF HAINES CITY			20.11	080127
8/31/26	00050	7/27/26	3695-07.	202607	320-53800-43200		*	108.40		
			4701 BAKER DAIRY RD JUL26							
						CITY OF HAINES CITY			108.40	080128
8/31/26	00050	7/27/26	3696-07.	202607	320-53800-43200		*	67.75		
			5150 E JOHNSON AVE JUL26							
						CITY OF HAINES CITY			67.75	080129
8/31/26	00050	7/27/26	4455-07.	202607	320-53800-43200		*	694.79		
			4975 BAKER DAIRY RD JUL26							
						CITY OF HAINES CITY			694.79	080130
8/31/26	00050	7/27/26	7111-07.	202607	330-57200-43200		*	1,369.54		
			1209 TUPELO TRAIL JUL26							
						CITY OF HAINES CITY			1,369.54	080131
9/08/26	00058	8/19/26	4453-09.	202609	330-57200-44000		*	110.00		
			675 SILVER PALM SEPT26							
						CHARTER COMMUNICATIONS			110.00	080132
9/08/26	00050	8/31/26	2936-08.	202608	320-53800-43200		*	33.24		
			290 BOTTLE BUSH DR AUG26							
						CITY OF HAINES CITY			33.24	080133
9/08/26	00050	8/31/26	2937-08.	202608	320-53800-43200		*	17.93		
			959 SABAL POINT AUG26							
						CITY OF HAINES CITY			17.93	080134
9/08/26	00050	8/31/26	3695-08.	202608	320-53800-43200		*	108.40		
			4701 BAKER DAIRY RD AUG26							
						CITY OF HAINES CITY			108.40	080135

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/08/26	00050	8/31/26	3696-08.	202608	320-53800-43200		*	2,692.12		
			5150 E JOHNSON AVE AUG26							
						CITY OF HAINES CITY			2,692.12	080136
9/08/26	00050	8/31/26	4455-08.	202608	320-53800-43200		*	492.41		
			4975 BAKER DAIRY RD AUG26							
						CITY OF HAINES CITY			492.41	080137
9/08/26	00050	8/31/26	7111-08.	202608	330-57200-43200		*	832.02		
			1209 TUPELO TRAIL AUG26							
						CITY OF HAINES CITY			832.02	080138
9/08/26	00013	9/01/26	3331-08.	202608	330-57200-43000		*	744.06		
			675 SILVER PALM AUG26							
						DUKE ENERGY			744.06	080139
9/08/26	00013	8/26/26	3510-08.	202608	320-53800-43100		*	1,781.87		
			0 BAKER DAIRY RD AUG26							
						DUKE ENERGY			1,781.87	080140

TOTAL FOR BANK Z 10,237.81

TOTAL FOR REGISTER 59,171.74

SECTION ii

Cypress Park Estates

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Cypress Park Estates

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 96,004	$ -	$ -	$ -	$ 96,004
Money Market Account	$ 302,148	$ -	$ 181,663	$ -	$ 483,811
Investments:					
Series 2020 A1					
Reserve	$ -	$ 221,250	$ -	$ -	$ 221,250
Revenue	$ -	$ 241,335	$ -	$ -	$ 241,335
Series 2020 A2					
Reserve	$ -	$ 35,578	$ -	$ -	$ 35,578
Revenue	$ -	$ 44,158	$ -	$ -	$ 44,158
Series 2022					
Reserve	$ -	$ 216,663	$ -	$ -	$ 216,663
Revenue	$ -	$ 272,251	$ -	$ -	$ 272,251
Construction Phase 3	$ -	$ -	$ -	$ 14	$ 14
Prepaid Expenses	$ 4,438	$ -	$ -	$ -	$ 4,438
Total Assets	**$ 402,589**	**$ 1,031,235**	**$ 181,663**	**$ 14**	**$ 1,615,501**
Liabilities:					
Accounts Payable	$ 25,100	$ -	$ -	$ -	$ 25,100
Total Liabilites	**$ 25,100**	**$ -**	**$ -**	**$ -**	**$ 25,100**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 4,438	$ -	$ -	$ -	$ 4,438
Restricted for:					
Debt Service - Series 2020	$ -	$ 542,322	$ -	$ -	$ 542,322
Debt Service - Series 2022	$ -	$ 488,913	$ -	$ -	$ 488,913
Capital Projects - Series 2022	$ -	$ -	$ -	$ 14	$ 14
Assigned for:					
Capital Reserves	$ -	$ -	$ 181,663	$ -	$ 181,663
Unassigned	$ 373,051	$ -	$ -	$ -	$ 373,051
Total Fund Balances	**$ 377,489**	**$ 1,031,235**	**$ 181,663**	**$ 14**	**$ 1,590,401**
Total Liabilities & Fund Balance	$ 402,589	$ 1,031,235	$ 181,663	$ 14	$ 1,615,501

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - On Roll	$ 762,566	$ 762,566	$ 767,668	$ 5,102
Interest Income	$ 5,568	$ 5,568	$ 12,633	$ 7,064
Miscellaneous Income	$ -	$ -	$ 1,583	$ 1,583
Total Revenues	**$ 768,134**	**$ 768,134**	**$ 781,884**	**$ 13,750**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 3,800	$ 7,200
Engineer Fees	$ 10,000	$ 9,167	$ 9,731	$ (564)
Attorney Fees	$ 30,000	$ 27,500	$ 13,918	$ 13,582
Annual Audit	$ 4,600	$ 4,600	$ 4,600	$ -
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ (0)
Dissemination	$ 7,574	$ 6,942	$ 6,943	$ (0)
Arbitrage	$ 1,350	$ 1,350	$ 1,800	$ (450)
Trustee Fees	$ 13,332	$ 12,920	$ 12,920	$ -
Management Fees	$ 46,350	$ 42,488	$ 42,488	$ -
Information Technology	$ 1,947	$ 1,784	$ 1,785	$ (0)
Website Maintenance	$ 1,298	$ 1,190	$ 1,190	$ (0)
Postage & Delivery	$ 500	$ 500	$ 1,502	$ (1,002)
Insurance	$ 8,810	$ 8,810	$ 6,810	$ 2,000
Copies	$ 100	$ 100	$ 191	$ (91)
Legal Advertising	$ 2,000	$ 1,833	$ 1,939	$ (106)
Other Current Charges	$ 1,000	$ 917	$ 532	$ 384
Office Supplies	$ 50	$ 50	$ 70	$ (20)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 146,817**	**$ 137,058**	**$ 116,125**	**$ 20,933**

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 17,958	$ 17,958	$ 16,566	$ 1,392
Field Management	$ 20,600	$ 18,883	$ 18,883	$ (0)
Landscape Maintenance	$ 135,500	$ 124,208	$ 113,539	$ 10,669
Landscape Replacement	$ 45,000	$ 41,250	$ 21,141	$ 20,109
Streetlights	$ 25,000	$ 25,000	$ 25,129	$ (129)
Electric	$ 13,300	$ 12,192	$ 8,542	$ 3,650
Water & Sewer	$ 45,000	$ 41,250	$ 25,652	$ 15,598
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,292	$ -	$ 2,292
Irrigation Repairs	$ 6,000	$ 5,500	$ 3,029	$ 2,471
Fountain Maintenance	$ 1,800	$ 1,650	$ 1,650	$ -
General Repairs & Maintenance	$ 25,000	$ 22,917	$ 21,494	$ 1,423
Contingency	$ 10,000	$ 10,000	$ 10,135	$ (135)
Subtotal Field Expenditures	**$ 347,658**	**$ 323,100**	**$ 265,760**	**$ 57,340**
Amenity Expenditures				
Amenity - Electric	$ 25,000	$ 22,917	$ 15,879	$ 7,038
Amenity - Water	$ 20,500	$ 18,792	$ 15,177	$ 3,615
Playground Lease	$ 36,107	$ 36,107	$ 54,000	$ (17,893)
Internet	$ 1,200	$ 1,100	$ 1,100	$ -
Pest Control	$ 4,708	$ 4,316	$ 680	$ 3,636
Janitorial Service	$ 14,705	$ 13,480	$ 12,075	$ 1,405
Amenity Access	$ 12,875	$ 11,802	$ 11,816	$ (13)
Security Services	$ 54,054	$ 49,550	$ 41,800	$ 7,750
Pool Maintenance	$ 24,408	$ 22,374	$ 21,780	$ 594
Swimming Pool Permit	$ -	$ -	$ 280	$ (280)
Amenity Repairs & Maintenance	$ 15,000	$ 13,750	$ 10,200	$ 3,550
Contingency	$ 7,500	$ 6,875	$ 3,187	$ 3,688
Subtotal Amenity Expenditures	**$ 216,057**	**$ 201,061**	**$ 187,974**	**$ 13,087**
Total Operations & Maintenance	**$ 563,715**	**$ 524,161**	**$ 453,734**	**$ 70,427**
Total Expenditures	**$ 710,532**	**$ 661,219**	**$ 569,859**	**$ 91,360**
Excess (Deficiency) of Revenues over Expenditures	$ 57,603	$ 106,916	$ 212,025	$ (77,610)
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	**$ (0)**		**$ 154,422**	
Fund Balance - Beginning	$ -		$ 223,067	
Fund Balance - Ending	$ (0)		$ 377,489	

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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - A1	$ 442,500	$ 442,500	$ 445,461	$ 2,961
Assessments - A2	$ 71,200	$ 71,200	$ 71,677	$ 477
Interest	$ 11,696	$ 11,696	$ 18,900	$ 7,204
Total Revenues	**$ 525,396**	**$ 525,396**	**$ 536,038**	**$ 10,642**
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	$ 24,851	$ 10,642
Fund Balance - Beginning	$ 626,020		$ 517,471	
Fund Balance - Ending	$ 640,229		$ 542,322	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments	$ 434,150	$ 434,150	$ 437,055	$ 2,905
Interest	$ 9,891	$ 9,891	$ 15,848	$ 5,958
Total Revenues	**$ 444,041**	**$ 444,041**	**$ 452,903**	**$ 8,863**
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	$ 20,153	$ 8,863
Net Change in Fund Balance	**$ 11,291**		**$ 20,153**	
Fund Balance - Beginning	$ 251,412		$ 468,760	
Fund Balance - Ending	$ 262,703		$ 488,913	

Cypress Park Estates

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Developer Contribution Phase 3	$ -	$ -	$ 8,604	$ 8,604
Interest	$ -	$ -	$ 19	$ 19
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 August 31, 2026

	Adopted Budget	Prorated Budget Budget	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	$ 2,813	$ 2,813	$ 5,626	$ 2,813
Total Revenues	**$ 2,813**	**$ 2,813**	**$ 5,626**	**$ 2,813**
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)	$ (33,670)	$ 2,813
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)		$ 23,933	
Fund Balance - Beginning	$ 33,544		$ 157,729	
Fund Balance - Ending	$ 18,960		$ 181,663	

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	$ 9	$ -	$ -	$ 767,668
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Income	$ -	$ 30	$ -	$ 1,463	$ -	$ -	$ -	$ -	$ 30	$ 60	$ -	$ -	$ 1,583
Interest	$ 496	$ 319	$ 722	$ 1,937	$ 1,410	$ 1,469	$ 1,363	$ 1,360	$ 1,264	$ 1,241	$ 1,053	$ -	$ 12,633
Total Revenues	**$ 496**	**$ 19,159**	**$ 662,663**	**$ 12,892**	**$ 12,896**	**$ 3,687**	**$ 59,708**	**$ 2,456**	**$ 5,565**	**$ 1,310**	**$ 1,053**	**$ -**	**$ 781,884**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 800	$ -	$ -	$ 1,000	$ -	$ -	$ 3,800
Engineer Fees	$ -	$ -	$ 625	$ -	$ 1,375	$ 875	$ 408	$ 1,688	$ 2,910	$ 1,850	$ -	$ -	$ 9,731
Attorney Fees	$ 897	$ 338	$ 1,239	$ 267	$ 1,984	$ 1,149	$ 2,093	$ 1,068	$ 1,223	$ 3,661	$ -	$ -	$ 13,918
Annual Audit	$ -	$ -	$ -	$ -	$ 4,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,600
Assessment Administration	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Dissemination	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ -	$ 6,943
Arbitrage	$ 450	$ -	$ -	$ 900	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ 1,800
Trustee Fees	$ 4,034	$ -	$ 7,408	$ -	$ -	$ -	$ -	$ -	$ 1,478	$ -	$ -	$ -	$ 12,920
Management Fees	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ -	$ 42,488
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ 1,785
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ 1,190
Postage & Delivery	$ 97	$ 116	$ 103	$ 392	$ 21	$ 48	$ 10	$ 31	$ 601	$ 29	$ 54	$ -	$ 1,502
Insurance	$ 6,810	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,810
Copies	$ 65	$ 76	$ -	$ 2	$ -	$ 6	$ 5	$ -	$ -	$ 37	$ -	$ -	$ 191
Legal Advertising	$ -	$ 1,015	$ -	$ -	$ -	$ 685	$ -	$ 240	$ -	$ -	$ -	$ -	$ 1,939
Other Current Charges	$ 44	$ 45	$ 44	$ 45	$ 44	$ 45	$ 45	$ 52	$ 79	$ 45	$ 45	$ -	$ 532
Office Supplies	$ 1	$ 1	$ 0	$ 0	$ 1	$ 1	$ 0	$ 64	$ 1	$ 1	$ 1	$ -	$ 70
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 23,068**	**$ 6,354**	**$ 15,183**	**$ 6,371**	**$ 13,789**	**$ 7,572**	**$ 8,126**	**$ 7,906**	**$ 11,055**	**$ 11,387**	**$ 5,314**	**$ -**	**$ 116,125**

Cypress Park Estates

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
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	$ 1,717	$ 1,717	$ -	$ 18,883
Landscape Maintenance	$ 10,303	$ 10,303	$ 10,303	$ 10,303	$ 10,303	$ 10,303	$ 10,303	$ 10,303	$ 10,303	$ 10,509	$ 10,303	$ -	$ 113,539
Landscape Replacement	$ -	$ -	$ 1,785	$ 2,100	$ -	$ 900	$ -	$ -	$ -	$ -	$ 16,356	$ -	$ 21,141
Streetlights	$ 2,322	$ 2,322	$ 2,322	$ 2,342	$ 2,267	$ 2,266	$ 2,266	$ 2,266	$ 2,252	$ 2,252	$ 2,252	$ -	$ 25,129
Electric	$ 829	$ 717	$ 712	$ 1,726	$ 715	$ 817	$ 721	$ 733	$ 839	$ 732	$ -	$ -	$ 8,542
Water & Sewer	$ 2,491	$ 1,938	$ 2,534	$ 1,974	$ 2,092	$ 2,041	$ 2,848	$ 2,891	$ 2,546	$ 952	$ 3,344	$ -	$ 25,652
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 99	$ 254	$ 117	$ -	$ 834	$ 413	$ 339	$ 174	$ 548	$ 78	$ 174	$ -	$ 3,029
Fountain Maintenance	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ 1,650
General Repairs & Maintenance	$ 1,740	$ -	$ 10,432	$ -	$ -	$ -	$ -	$ -	$ 9,321	$ -	$ -	$ -	$ 21,494
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**	**$ 28,288**	**$ 16,389**	**$ 34,295**	**$ -**	**$ 265,760**
Amenity Expenditures													
Amenity - Electric	$ 1,985	$ 1,612	$ 2,120	$ 1,973	$ 1,559	$ 1,456	$ 1,621	$ 1,187	$ 780	$ 842	$ 744	$ -	$ 15,879
Amenity - Water	$ 297	$ 891	$ 4,021	$ 1,153	$ 973	$ 384	$ 818	$ 1,171	$ 3,267	$ 1,370	$ 832	$ -	$ 15,177
Playground Lease	$ 36,305	$ 858	$ 858	$ 858	$ 858	$ 14,263	$ -	$ -	$ -	$ -	$ -	$ -	$ 54,000
Internet	$ -	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ -	$ 1,100
Pest Control	$ 280	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ -	$ 680
Janitorial Service	$ 985	$ 995	$ 995	$ 995	$ 995	$ 995	$ 975	$ 1,290	$ 1,290	$ 1,270	$ 1,290	$ -	$ 12,075
Amenity Access	$ 1,073	$ 1,073	$ 1,073	$ 1,073	$ 1,073	$ 1,073	$ 1,073	$ 1,073	$ 1,073	$ 1,086	$ 1,073	$ -	$ 11,816
Security Services	$ 2,927	$ 2,907	$ 2,650	$ 2,793	$ 2,480	$ 5,348	$ 1,996	$ 4,209	$ 7,112	$ 4,748	$ 4,632	$ -	$ 41,800
Pool Maintenance	$ 2,030	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ -	$ 21,780
Swimming Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ -	$ -	$ -	$ 280
Amenity Repairs & Maintenance	$ 863	$ 1,170	$ 2,536	$ 850	$ -	$ 346	$ 695	$ 3,258	$ 482	$ -	$ -	$ -	$ 10,200
Contingency	$ -	$ -	$ -	$ -	$ -	$ 2,496	$ -	$ 691	$ -	$ -	$ -	$ -	$ 3,187
Subtotal Amenity Expenditures	**$ 46,745**	**$ 11,630**	**$ 16,379**	**$ 11,819**	**$ 10,062**	**$ 28,486**	**$ 9,303**	**$ 15,003**	**$ 16,409**	**$ 11,440**	**$ 10,696**	**$ -**	**$ 187,974**
Total Operations & Maintenance	**$ 82,350**	**$ 38,882**	**$ 46,735**	**$ 32,131**	**$ 28,140**	**$ 47,093**	**$ 27,648**	**$ 33,237**	**$ 44,697**	**$ 27,830**	**$ 44,991**	**$ -**	**$ 453,734**
Total Expenditures	**$ 105,418**	**$ 45,236**	**$ 61,918**	**$ 38,502**	**$ 41,929**	**$ 54,665**	**$ 35,774**	**$ 41,143**	**$ 55,752**	**$ 39,216**	**$ 50,305**	**$ -**	**$ 569,859**
Excess (Deficiency) of Revenues over Expenditures	$ (104,922)	$ (26,077)	$ 600,744	$ (25,610)	$ (29,033)	$ (50,978)	$ 23,934	$ (38,686)	$ (50,188)	$ (37,907)	$ (49,252)	$ -	$ 212,025
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)**	**$ (50,978)**	**$ 23,934**	**$ (38,686)**	**$ (50,188)**	**$ (37,907)**	**$ (49,252)**	**$ -**	**$ 154,422**

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

	General Fund	2020 AA1 Debt Service	2020 AA2 Debt Service	2022 Debt Service	Total
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
	45%	26%	4%	25%	100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	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
7/31/26	04/01-06/30/26	$ 10.99	$ -	$ -	$ -	$ 10.99	$ 4.90	$ 2.84	$ 0.46	$ 2.79	$ 10.99
7/31/26	04/01-06/30/26	$ 8.63	$ -	$ -	$ -	$ 8.63	$ 3.85	$ 2.23	$ 0.36	$ 2.19	$ 8.63
	Total	$ 1,823,708.60	$ (69,372.49)	$ (35,454.16)	$ 2,978.95	$ 1,721,860.90	$ 767,668.12	$ 445,461.00	$ 71,676.62	$ 437,055.16	$ 1,721,860.90

	100.67%	Net Percent Collected
0		Balance Remaining to Collect