CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

August 5, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND REGULAR MEETING AGENDA

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Caymas Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W●Boca Raton, Florida 33431

Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

July 29, 2025

Board of Supervisors
Caymas Community Development District

Dear Board Members:

The Board of Supervisors of the Caymas Community Development District will hold a Public Hearing and Regular Meeting on August 5, 2025 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

   A. Affidavit of Publication

   B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

4. Consideration of Resolution 2025-06, Providing for Funding for the FY 2025-2026 Adopted Budget(s); Levying and Imposing Non-Ad Valorem Operation and Maintenance Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

5. Consideration of Fiscal Year 2026 Deficit Funding Agreement

6. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

   - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

7. Acceptance of Unaudited Financial Statements as of June 30, 2025

8. Approval of May 6, 2025 Regular Meeting Minutes

9. Staff Reports

   A. District Counsel: *Coleman, Yovanovich & Koester, PA*

   B. District Engineer: *Atwell, LLC*

   C. District Manager: *Wrathell, Hunt and Associates, LLC*

   - 5 Registered Voters as of April 15, 2025
   - NEXT MEETING DATE: September 2, 2025 at 1:00 PM
     - QUORUM CHECK

SEAT 1	ERICA LOLLI	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	DREW KOWALCZYK	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	BRYAN BOYLAN	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	CHRIS JOHNSON	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	ANDREW REISER	☐ IN-PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

Sincerely,

Chesley E. Adams, Jr.
District Manager

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-01015C

Business Observer

Published Weekly
Naples, Collier County, Florida

COUNTY OF COLLIER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Naples, Collier County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Notice of public hearing to consider adoption of fiscal year 2026 proposed budgets et al on 8/5/25 at 1:00PM

in the Court, was published in said newspaper by print in the

issues of 7/11/2025, 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

CAYMAS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) for the Caymas Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 5, 2025
HOUR: 1:00 p.m.
LOCATION:
2639 Professional Circle #101
Naples, Florida 34119

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://caymascdd.net/.

The public hearing and meeting a
open to the public and will be condu
ed in accordance with the provisions
Florida law. The public hearing and/
meeting may be continued in progre
to a date, time certain, and place to
specified on the record at the pub
hearing and/or meeting. There may
occasions when Board Supervisors
District Staff may participate by spea
er telephone.

Any person requiring special a
commodations at the public heari
or meeting because of a disabili
or physical impairment should co
tact the District Manager's Office
least forty-eight (48) hours prior
the public hearing and meeting.
you are hearing or speech impaire
please contact the Florida Relay Se
vice by dialing 7-1-1, or 1-800-95
8771 (TTY) / 1-800-955-8770 (Voice
for aid in contacting the Distri
Manager's Office.

Each person who decides to appe
any decision made by the Board wi
respect to any matter considered
the public hearing or meeting is a
vised that person will need a record
proceedings and that accordingly, th
person may need to ensure that a verb
tim record of the proceedings is mad
including the testimony and evidenc
upon which such appeal is to be based

District Manager
July 11, 18, 2025 25-01015

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Caymas Community Development District (**"District"**) proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

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

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Caymas Community Development District for the Fiscal Year Ending September 30, 2026."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

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

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

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST, 2025.

ATTEST:	**CAYMAS COMMUNITY DEVELOPMENT DISTRICT**
______________________________	____________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2026	Actual through 3/31/2025	Projected Through 9/30/2025	Actual through 9/30/2025	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 209,111				$ 208,408
Allowable discounts (4%)	(8,364)				(8,336)
Assessment levy: on-roll - net	200,747	$ 197,837	$ 2,910	$ 200,747	200,072
Landowner contribution	123,862	35,133	91,219	126,352	127,861
Total revenues	324,609	232,970	94,129	327,099	327,933
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	10,000	335	9,665	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Telephone	200	100	100	200	200
Postage	500	23	477	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,375	-	5,375	6,350
Contingencies/bank charges	750	547	203	750	750
EMMA software service	-	2,500	-	2,500	2,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Porperty appraiser & tax collector	7,319	3,954	3,365	7,319	7,294
Total professional & administrative	86,609	37,584	51,400	88,984	89,934
Field Operations					
Field management services	5,000	-	5,000	5,000	5,000
Other contractual services- stormwater maint.	232,999	3,115	229,884	232,999	232,999
Total field operations	237,999	3,115	234,884	237,999	237,999
Total expenditures	324,608	40,699	286,284	326,983	327,933
Excess/(deficiency) of revenues over/(under) expenditures	1	192,271	(192,155)	116	-
Fund balance - beginning (unaudited)	-	(116)	192,155	(116)	-
Fund balance - ending (projected)					
Unassigned	1	192,155	-	-	-
Fund balance - ending	$ 1	$ 192,155	$ -	$ -	$ -

Units	FY 2024 Assessment	FY 2025 Assessment	Total Revenue
287	$ 728.61	$ 726.16	$ 208,408
287			208,408

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administrative

Management/accounting/recording	$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	10,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,350
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
EMMA software service	2,500
Provides for required periodic reporting of bond and community activity.	
Website hosting & maintenance	705
Website ADA compliance	210
Porperty appraiser & tax collector	7,294
Total professional & administrative	89,934

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

Field Operations

Field management services	5,000
Other contractual services- stormwater maint.	232,999

Covers the costs of maintaining 279 acres of ponds, 270 acres of conservation areas, providing monitoring and reporting services for the conservation areas and ancillary support through the utilization of licensed and insured contractors.

Pond maintenance	83,733
Conservation Area Maint	94,266
Monitoring and Reporting	25,000
Littoral Plant Replacement	15,000
Localized Lake Bank Repairs	15,000
	232,999

Total field operations	237,999
Total expenditures	$327,933

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2026	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 575,947				$ 575,947
Allowable discounts (4%)	(23,038)				(23,038)
Net assessment levy - on-roll	552,909	$ 544,796	$ 8,113	$ 552,909	552,909
Interest	-	9,699	-	9,699	-
Total revenues	552,909	554,495	8,113	562,608	552,909
EXPENDITURES					
Debt service					
Principal	115,000	-	115,000	115,000	120,000
Interest	451,083	241,279	209,804	451,083	414,495
Porperty appraiser & tax collector	20,158	10,887	9,271	20,158	20,158
Total expenditures	586,241	252,166	334,075	586,241	554,653
Excess/(deficiency) of revenues over/(under) expenditures	(33,332)	302,329	(325,962)	(23,633)	(1,744)
Fund balance:					
Beginning fund balance (unaudited)	507,652	540,415	842,744	540,415	516,782
Ending fund balance (projected)	$474,320	$842,744	$ 516,782	$ 516,782	515,038
Use of fund balance:					
Debt service reserve account balance (required)					(277,624)
Interest expense - November 1, 2026					(204,578)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 32,836

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/25			207,247.50	207,247.50	7,700,000.00
05/01/26	120,000.00	4.450%	207,247.50	327,247.50	7,580,000.00
11/01/26			204,577.50	204,577.50	7,580,000.00
05/01/27	125,000.00	4.450%	204,577.50	329,577.50	7,455,000.00
11/01/27			201,796.25	201,796.25	7,455,000.00
05/01/28	130,000.00	4.450%	201,796.25	331,796.25	7,325,000.00
11/01/28			198,903.75	198,903.75	7,325,000.00
05/01/29	135,000.00	4.450%	198,903.75	333,903.75	7,190,000.00
11/01/29			195,900.00	195,900.00	7,190,000.00
05/01/30	140,000.00	4.450%	195,900.00	335,900.00	7,050,000.00
11/01/30			192,785.00	192,785.00	7,050,000.00
05/01/31	150,000.00	4.450%	192,785.00	342,785.00	6,900,000.00
11/01/31			189,447.50	189,447.50	6,900,000.00
05/01/32	155,000.00	5.300%	189,447.50	344,447.50	6,745,000.00
11/01/32			185,340.00	185,340.00	6,745,000.00
05/01/33	165,000.00	5.300%	185,340.00	350,340.00	6,580,000.00
11/01/33			180,967.50	180,967.50	6,580,000.00
05/01/34	175,000.00	5.300%	180,967.50	355,967.50	6,405,000.00
11/01/34			176,330.00	176,330.00	6,405,000.00
05/01/35	180,000.00	5.300%	176,330.00	356,330.00	6,225,000.00
11/01/35			171,560.00	171,560.00	6,225,000.00
05/01/36	190,000.00	5.300%	171,560.00	361,560.00	6,035,000.00
11/01/36			166,525.00	166,525.00	6,035,000.00
05/01/37	205,000.00	5.300%	166,525.00	371,525.00	5,830,000.00
11/01/37			161,092.50	161,092.50	5,830,000.00
05/01/38	215,000.00	5.300%	161,092.50	376,092.50	5,615,000.00
11/01/38			155,395.00	155,395.00	5,615,000.00
05/01/39	225,000.00	5.300%	155,395.00	380,395.00	5,390,000.00
11/01/39			149,432.50	149,432.50	5,390,000.00
05/01/40	240,000.00	5.300%	149,432.50	389,432.50	5,150,000.00
11/01/40			143,072.50	143,072.50	5,150,000.00
05/01/41	250,000.00	5.300%	143,072.50	393,072.50	4,900,000.00
11/01/41			136,447.50	136,447.50	4,900,000.00
05/01/42	265,000.00	5.300%	136,447.50	401,447.50	4,635,000.00
11/01/42			129,425.00	129,425.00	4,635,000.00
05/01/43	280,000.00	5.300%	129,425.00	409,425.00	4,355,000.00
11/01/43			122,005.00	122,005.00	4,355,000.00
05/01/44	295,000.00	5.300%	122,005.00	417,005.00	4,060,000.00
11/01/44			114,187.50	114,187.50	4,060,000.00
05/01/45	310,000.00	5.625%	114,187.50	424,187.50	3,750,000.00
11/01/45			105,468.75	105,468.75	3,750,000.00
05/01/46	330,000.00	5.625%	105,468.75	435,468.75	3,420,000.00
11/01/46			96,187.50	96,187.50	3,420,000.00
05/01/47	350,000.00	5.625%	96,187.50	446,187.50	3,070,000.00
11/01/47			86,343.75	86,343.75	3,070,000.00
05/01/48	370,000.00	5.625%	86,343.75	456,343.75	2,700,000.00

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/48			75,937.50	75,937.50	2,700,000.00
05/01/49	390,000.00	5.625%	75,937.50	465,937.50	2,310,000.00
11/01/49			64,968.75	64,968.75	2,310,000.00
05/01/50	410,000.00	5.625%	64,968.75	474,968.75	1,900,000.00
11/01/50			53,437.50	53,437.50	1,900,000.00
05/01/51	435,000.00	5.625%	53,437.50	488,437.50	1,465,000.00
11/01/51			41,203.13	41,203.13	1,465,000.00
05/01/52	460,000.00	5.625%	41,203.13	501,203.13	1,005,000.00
11/01/52			28,265.63	28,265.63	1,005,000.00
05/01/53	490,000.00	5.625%	28,265.63	518,265.63	515,000.00
11/01/53			14,484.38	14,484.38	515,000.00
05/01/54	515,000.00	5.625%	14,484.38	529,484.38	-
11/01/54			-	-	-
Total	**7,700,000.00**		**7,897,468.78**	**15,597,468.78**	

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll					
Product/Parcel	**Units**	**FY 2026 O&M Assessment per Unit**	**FY 2026 DS Assessment per Unit**	**FY 2026 Total Assessment per Unit**	**FY 2025 Total Assessment per Unit**
SF 52'	97	$ 726.16	$ 1,686.14	$ 2,412.30	$ 2,414.75
SF 62'	133	726.16	2,010.40	2,736.56	2,739.01
SF 76'	47	726.16	2,464.36	3,190.52	3,192.97
SF 90'	10	726.16	2,918.32	3,644.48	3,646.93
Total	**287**				

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-06
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); LEVYING AND IMPOSING NON-AD VALOREM OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Caymas Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Collier County, Florida ("**County**"); and

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"FY 2026"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

   b. **O&M Assessment Imposition.** Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

   c. **Maximum Rate.** Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, Florida Statutes, the District is authorized to collect and enforce the Assessments as set forth below.

   a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

   i. Due Date (O&M Assessments). O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

   ii. Due Date (Debt Assessments). Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

   iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 5th day of August, 2025.

ATTEST:	**CAYMAS COMMUNITY DEVELOPMENT DISTRICT**
_______________________________	_________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

THIS FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT (this "**Agreement**") is made and entered into as of this 5th day of August, 2025, by and between **CAYMAS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("**District**"), and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and **SD SAN MARINO, LLC,** a Florida limited liability company, and the developer of the lands in the District ("**Developer**") with a mailing address of 2639 Professional Circle #101, Naples, FL 34119.

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2026 ("**FY 2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A.** The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement.

Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

By: ___________________________________
Print Name: ___________________________
Its: ___________________________________

SD SAN MARINO, LLC,
a Florida limited liability company

By: ___________________________________
Print Name: ___________________________
Its: ___________________________________

EXHIBIT A: FY 2026 Budget

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

6

CAYMAS COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 **Financial Reports**

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 **Annual Financial Audit**

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Print Name

Date

Chair/Vice Chair, Board of Supervisors

Print Name

Date

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	$ 193,902	$ -	$ -	$ 193,902
Investments				
Revenue	-	220,051	-	220,051
Reserve	-	280,391	-	280,391
Capitalized interest	-	6,972	-	6,972
Construction	-	-	18	18
Cost of issuance	-	36,635	737	37,372
Due from Landowner	-	-	2,152	2,152
Due from general fund	-	3,576	-	3,576
Prepaid expense	704	-	-	704
Total assets	$ 194,606	$ 547,625	$ 2,907	$ 745,138
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 3,797	$ -	$ -	$ 3,797
Contracts payable	-	-	2,152	2,152
Due to Landowner	-	13,799	14,727	28,526
Due to debt service fund	3,576	-	-	3,576
Landowner advance	6,000	-	-	6,000
Total liabilities	13,373	13,799	16,879	44,051
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	-	2,152	2,152
Total deferred inflows of resources	-	-	2,152	2,152
Fund balances:				
Restricted for:				
Debt service	-	533,826	-	533,826
Capital projects	-	-	(16,124)	(16,124)
Unassigned	181,233	-	-	181,233
Total fund balances	181,233	533,826	(16,124)	698,935
Total liabilities, deferred inflows of resources and fund balances	$ 194,606	$ 547,625	$ 2,907	$ 745,138

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 1,325	$ 201,095	$ 200,747	100%
Landowner contribution	-	45,534	123,862	37%
Total revenues	1,325	246,629	324,609	76%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	36,000	48,000	75%
Legal	316	1,085	10,000	11%
Engineering	-	-	5,000	0%
Audit	-	4,900	4,500	109%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	750	1,000	75%
Trustee*	-	4,246	-	N/A
Telephone	17	150	200	75%
Postage	-	76	500	15%
Printing & binding	42	377	500	75%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	-	175	0%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	90	818	750	109%
EMMA software service	-	2,500	-	N/A
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	4,548	56,277	79,290	71%
Field Operations				
Contracted services				
Other contractual services- stormwater maint.	623	4,984	232,999	2%
Administrative				
Management fee - PM	-	-	5,000	0%
Total field operations	623	4,984	237,999	2%
Other fees & charges				
Tax collector & property appraiser	26	4,019	7,319	55%
Total other fees & charges	26	4,019	7,319	55%
Total expenditures	5,197	65,280	324,608	20%
Excess/(deficiency) of revenues over/(under) expenditures	(3,872)	181,349	1	
Fund balances - beginning	185,105	(116)	-	
Fund balances - ending	$ 181,233	$ 181,233	$ 1	

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of $2,000 per month until bonds are issued.

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 3,649	$ 553,765	$ 552,909	100%
Interest	1,672	16,797	-	N/A
Total revenues	5,321	570,562	552,909	103%
EXPENDITURES				
Debt service				
Principal	-	115,000	115,000	100%
Interest	-	451,083	451,083	100%
Total debt service	-	566,083	566,083	100%
Other fees & charges				
Tax collector	73	11,068	20,158	55%
Total other fees and charges	73	11,068	20,158	55%
Total expenditures	73	577,151	586,241	98%
Excess/(deficiency) of revenues over/(under) expenditures	5,248	(6,589)	(33,332)	
Fund balances - beginning	528,578	540,415	507,652	
Fund balances - ending	$ 533,826	$ 533,826	$ 474,320	

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 123	$ 755
Total revenues	123	755
EXPENDITURES		
Construction costs	2,152	2,931
Total expenditures	2,152	2,931
Excess/(deficiency) of revenues over/(under) expenditures	(2,029)	(2,176)
Fund balances - beginning	(14,095)	(13,948)
Fund balances - ending	$ (16,124)	$ (16,124)

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Caymas Community Development District held a Regular Meeting on May 6, 2025 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present:

Erica Lolli	Chair
Drew Kowalczyk	Vice Chair
Bryan Boylan	Assistant Secretary
Chris Johnson	Assistant Secretary
Andrew Reiser (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Ben Steets (via telephone)	Grau & Associates

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m.

Supervisors Lolli, Kowalczyk, Boylan and Johnson were present. Supervisor Reiser attended via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Presentation of Caymas Community Development District's Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Steets responded to questions and noted that the negative total net position represents the CDD's current use of resources; the CDD is current on its bills and is Developer-funded. The Balance Sheet is normal and healthy, and the government-side negative net position figure is not indicative of the financial health of the CDD at the fund level; rather, it reflects that the bond's payable balance is greater than the fixed asset balance.

A. Consideration of Resolution 2025-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2025-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS — Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2025-02. He stated that the proposed Fiscal Year 2026 budget is similar to the Fiscal Year 2025 budget. He reviewed increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. The Operation & Maintenance (O&M) assessment is projected to decrease by approximately $1 per unit, year-over-year.

On MOTION by Mr. Kowalczyk and seconded by Mr. Boylan, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2025 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119;

Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

In response to a question, Mr. Adams stated, if projected expenses are not met, surplus funds fall to the Fund Balance. He noted that seasonal expenses related to conservation area maintenance during the transition from the Developer to the CDD are not yet reflected in the actuals as of March 31, 2025. Mr. Willis was asked to ensure that the lake maintenance contractor catches up with billing, as it seems to be several months behind, which affects the actuals. He noted that the CDD has monitoring and reporting requirements and stated that contract should be with the CDD, as funds are budgeted for that expenditure.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-03.

On MOTION by Mr. Kowalczyk and seconded by Ms. Lolli, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

Mr. Adams presented Resolution 2025-04. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2025. He noted that the negative Construction Fund balance is likely related to retainage that was paid directly and will be addressed with the Developer. Upon receiving the signoff of the Affidavit of No Liens, the account will be closed and the project certified complete by the Engineer.

The financials were accepted.

EIGHTH ORDER OF BUSINESS **Approval of September 5, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the September 5, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Coleman, Yovanovich & Koester, PA

Mr. Urbancic reminded the Board that the four hours of ethics training must be completed every year. Mr. Adams advised the Board to expect an email from the Florida Commission on Ethics regarding filing Form 1, which must be submitted online by July 1, 2025. Completion of the ethics training in calendar year 2024 will be reported by checking the appropriate checkbox when filing Form 1 in 2025.

B. District Engineer: Atwell, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: June 3, 2025 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on June 3, 2025, unless canceled.

TENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the meeting adjourned at 1:15 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

______________________________ ______________________________

Secretary/Assistant Secretary Chair/Vice Chair

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

April 16, 2025

Ms Daphne Gillyard
Caymas CDD
2300 Glades Rd Suite 410W
Boca Raton FL 30431

Dear Ms Gillyard

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 5 active registered voters residing in the Caymas CDD as of April 15, 2025

Should you have any question regarding election services for this district please feel free to contract our office.

Sincerely,

D.B. Carpenter

David B Carpenter
Qualifying Officer
(239) 252-8501
Dave.Carpenter@colliervotes.gov

CAYMAS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *2639 Professional Circle #101, Naples, Florida 34119*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 1, 2024 CANCELED	**Regular Meeting**	**1:00 PM**
November 5, 2024 CANCELED	**Regular Meeting**	**1:00 PM**
December 3, 2024 CANCELED	**Regular Meeting**	**1:00 PM**
January 7, 2025 CANCELED	**Regular Meeting**	**1:00 PM**
February 4, 2025 CANCELED	**Regular Meeting**	**1:00 PM**
March 4, 2025 CANCELED	**Regular Meeting**	**1:00 PM**
April 1, 2025 CANCELED	**Regular Meeting**	**1:00 PM**
May 6, 2025	**Regular Meeting** *Presentation of FY26 Proposed Budget*	**1:00 PM**
June 3, 2025 CANCELED	**Regular Meeting**	**1:00 PM**
July 1, 2025 CANCELED	**Regular Meeting**	**1:00 PM**
August 5, 2025	**Public Hearing & Regular Meeting** *Adoption of FY26 Proposed Budget*	**1:00 PM**
September 2, 2025	**Regular Meeting**	**1:00 PM**