

CAYMAS

**COMMUNITY DEVELOPMENT
DISTRICT**

June 2, 2026

**BOARD OF SUPERVISORS
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
<https://caymascdd.net/>

May 26, 2026

Board of Supervisors
Caymas Community Development District

Dear Board Members:

The Board of Supervisors of the Caymas Community Development District will hold a Regular Meeting on June 2, 2026 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. Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
4. Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
5. Consideration of Turnover Documents
 - A. Special Warranty Deed
 - B. Bill of Sale (Perimeter Wall and Fencing)
 - C. Bill of Sale (Off-Site Roadway Improvements)
 - D. Assignment of Dedications
 - E. Partial Release of Mortgage
 - F. O&M Permit Transfer
6. Consideration of FMSbonds, Inc. Rule G-17 Disclosure
7. Acceptance of Unaudited Financial Statements as of April 30, 2026

ATTENDEES:

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

8. Approval of February 18, 2026 Special 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*

- NEXT MEETING DATE: July 7, 2026 at 1:00 PM

- QUORUM CHECK

SEAT 1	ERICA LOLLI	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DREW KOWALCZYK	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	BRYAN BOYLAN	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CHRIS JOHNSON	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANDREW REISER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

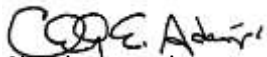
If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

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

3

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Caymas Community Development District (“**District**”) prior to June 15, 2026, a proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2026/2027, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: 1:00 p.m.

LOCATION: 2639 Professional Circle #101
Naples, Florida 34119

3. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGETS. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least (forty-five) 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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 immediately upon adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

ATTEST:

**CAYMAS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Exhibit A

Fiscal Year 2026/2027 Budget

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
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**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected Through 9/30/2026	Actual through 9/30/2026	
REVENUES					
Assessment levy: on-roll - gross	\$ 208,408				\$ 284,565
Allowable discounts (4%)	(8,336)				(11,383)
Assessment levy: on-roll - net	200,072	195,593	4,479	200,072	273,182
Assessment levy: off-roll	-	-	-	-	155,916
Landowner contribution	127,861	-	127,861	127,861	-
Total revenues	327,933	195,593	132,340	327,933	429,098
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	10,000	2,916	7,084	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	4,500	5,000	-	5,000	8,500
Arbitrage rebate calculation	500	-	500	500	1,500
Dissemination agent	1,000	500	500	1,000	2,000
Telephone	200	100	100	200	200
Postage	500	142	358	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	149	1,601	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,350	5,512	-	5,512	6,350
Contingencies/bank charges	750	552	198	750	750
EMMA software service	2,500	2,500	-	2,500	5,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	7,294	3,910	3,384	7,294	9,960
Total professional & administrative	89,934	45,706	43,890	89,596	101,100
Field Operations					
Landscape maintenance					
Field management services	5,000	-	5,000	5,000	5,000
Other contractual services- stormwater maint.	232,999	23,190	209,809	232,999	232,999
Lake Bank Erosion Repairs	-	-	-	-	80,000
Property appraiser	-	6,226	-	-	10,000
Total field operations	237,999	29,416	214,809	237,999	327,999
Total expenditures	327,933	75,122	258,699	327,595	429,099
Excess/(deficiency) of revenues over/(under) expenditures	-	120,471	(126,359)	338	(1)
Fund balance - beginning (unaudited)	-	125,622	246,093	125,622	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	246,093	119,734	125,960	(1)
Fund balance - ending	\$ -	\$ 246,093	\$ 119,734	\$ 125,960	\$ (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.

***These items will be realized when the CDD takes ownership of the related assets.

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>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.</p>	
Legal	10,000
<p>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.</p>	
Engineering	5,000
<p>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.</p>	
Audit	8,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>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.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,350
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	750
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
EMMA software service	5,000
<p>Provides for required periodic reporting of bond and community activity.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	9,960
Total professional & administrative	<u>101,100</u>

**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	<u>15,000</u>
	232,999

Total field operations

	<u>237,999</u>
Total expenditures	<u><u>\$339,099</u></u>

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 575,947				\$ 575,947
Allowable discounts (4%)	(23,038)				(23,038)
Net assessment levy - on-roll	552,909	540,550	12,359	552,909	552,909
Interest	-	8,540	-	8,540	-
Total revenues	552,909	549,090	12,359	561,449	552,909
EXPENDITURES					
Debt service					
Principal	120,000	-	120,000	120,000	125,000
Interest	414,495	207,247	207,248	414,495	409,155
Property appraiser & tax collector	20,158	10,806	9,352	20,158	20,158
Total expenditures	554,653	218,053	336,600	554,653	554,313
Excess/(deficiency) of revenues over/(under) expenditures	(1,744)	331,037	(324,241)	6,796	(1,404)
Fund balance:					
Beginning fund balance (unaudited)	544,323	546,067	877,104	546,067	552,863
Ending fund balance (projected)	\$ 542,579	\$ 877,104	\$ 552,863	\$ 552,863	551,459
Use of fund balance:					
Debt service reserve account balance (required)					(288,969)
Interest expense - November 1, 2027					(201,796)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 60,694

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	7,580,000.00		7,482,973.78	15,062,973.78	

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2026
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Revenue & Expenditure	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Special assessment: off-roll	-	-	162,025	162,025	414,828
Interest	-	257	-	257	-
Total revenues	-	257	162,025	162,282	414,828
EXPENDITURES					
Debt service					
Principal	-	-	-	-	90,000
Interest	-	-	63,910	63,910	324,050
Cost of Issuance	-	174,980	-	174,980	-
Original Issue Discount	-	25,240	-	25,240	-
Underwriter's discount	-	121,300	-	121,300	-
Total debt service	-	321,520	63,910	385,430	414,050
Excess/(deficiency) of revenues over/(under) expenditures	-	(321,263)	98,115	(223,148)	778
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	610,794	-	610,794	-
Total other financing sources/(uses)	-	610,794	-	610,794	-
Fund balance:					
Net increase/(decrease) in fund balance	-	289,531	98,115	387,646	778
Beginning fund balance (unaudited)	-	-	289,531	-	387,646
Ending fund balance (projected)	\$ -	\$ 289,531	\$ 387,646	\$ 387,646	388,424
Use of fund balance:					
Debt service reserve account balance (required)					(207,414)
Interest expense - November 1, 2027					(160,225)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 20,785

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26			162,025.00	162,025.00	6,065,000.00
05/01/27	90,000.00	4.000%	162,025.00	252,025.00	5,975,000.00
11/01/27			160,225.00	160,225.00	5,975,000.00
05/01/28	95,000.00	4.000%	160,225.00	255,225.00	5,880,000.00
11/01/28			158,325.00	158,325.00	5,880,000.00
05/01/29	100,000.00	4.000%	158,325.00	258,325.00	5,780,000.00
11/01/29			156,325.00	156,325.00	5,780,000.00
05/01/30	100,000.00	4.000%	156,325.00	256,325.00	5,680,000.00
11/01/30			154,325.00	154,325.00	5,680,000.00
05/01/31	105,000.00	4.000%	154,325.00	259,325.00	5,575,000.00
11/01/31			152,225.00	152,225.00	5,575,000.00
05/01/32	110,000.00	4.000%	152,225.00	262,225.00	5,465,000.00
11/01/32			150,025.00	150,025.00	5,465,000.00
05/01/33	115,000.00	4.000%	150,025.00	265,025.00	5,350,000.00
11/01/33			147,725.00	147,725.00	5,350,000.00
05/01/34	120,000.00	5.375%	147,725.00	267,725.00	5,230,000.00
11/01/34			144,500.00	144,500.00	5,230,000.00
05/01/35	125,000.00	5.375%	144,500.00	269,500.00	5,105,000.00
11/01/35			141,140.63	141,140.63	5,105,000.00
05/01/36	135,000.00	5.375%	141,140.63	276,140.63	4,970,000.00
11/01/36			137,512.50	137,512.50	4,970,000.00
05/01/37	140,000.00	5.375%	137,512.50	277,512.50	4,830,000.00
11/01/37			133,750.00	133,750.00	4,830,000.00
05/01/38	150,000.00	5.375%	133,750.00	283,750.00	4,680,000.00
11/01/38			129,718.75	129,718.75	4,680,000.00
05/01/39	155,000.00	5.375%	129,718.75	284,718.75	4,525,000.00
11/01/39			125,553.13	125,553.13	4,525,000.00
05/01/40	165,000.00	5.375%	125,553.13	290,553.13	4,360,000.00
11/01/40			121,118.75	121,118.75	4,360,000.00
05/01/41	175,000.00	5.375%	121,118.75	296,118.75	4,185,000.00
11/01/41			116,415.63	116,415.63	4,185,000.00
05/01/42	185,000.00	5.375%	116,415.63	301,415.63	4,000,000.00
11/01/42			111,443.75	111,443.75	4,000,000.00
05/01/43	195,000.00	5.375%	111,443.75	306,443.75	3,805,000.00
11/01/43			106,203.13	106,203.13	3,805,000.00
05/01/44	205,000.00	5.375%	106,203.13	311,203.13	3,600,000.00
11/01/44			100,693.75	100,693.75	3,600,000.00
05/01/45	215,000.00	5.375%	100,693.75	315,693.75	3,385,000.00
11/01/45			94,915.63	94,915.63	3,385,000.00
05/01/46	230,000.00	5.375%	94,915.63	324,915.63	3,155,000.00
11/01/46			88,734.38	88,734.38	3,155,000.00
05/01/47	240,000.00	5.625%	88,734.38	328,734.38	2,915,000.00
11/01/47			81,984.38	81,984.38	2,915,000.00
05/01/48	255,000.00	5.625%	81,984.38	336,984.38	2,660,000.00
11/01/48			74,812.50	74,812.50	2,660,000.00
05/01/49	270,000.00	5.625%	74,812.50	344,812.50	2,390,000.00
11/01/49			67,218.75	67,218.75	2,390,000.00

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/50	285,000.00	5.625%	67,218.75	352,218.75	2,105,000.00
11/01/50			59,203.13	59,203.13	2,105,000.00
05/01/51	305,000.00	5.625%	59,203.13	364,203.13	1,800,000.00
11/01/51			50,625.00	50,625.00	1,800,000.00
05/01/52	320,000.00	5.625%	50,625.00	370,625.00	1,480,000.00
11/01/52			41,625.00	41,625.00	1,480,000.00
05/01/53	340,000.00	5.625%	41,625.00	381,625.00	1,140,000.00
11/01/53			32,062.50	32,062.50	1,140,000.00
05/01/54	360,000.00	5.625%	32,062.50	392,062.50	780,000.00
11/01/54			21,937.50	21,937.50	780,000.00
05/01/55	380,000.00	5.625%	21,937.50	401,937.50	400,000.00
11/01/55			11,250.00	11,250.00	400,000.00
05/01/56	400,000.00	5.625%	11,250.00	411,250.00	-
11/01/56			-	-	-
Total	6,065,000.00		6,531,147.36	12,596,147.36	

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll					
Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 52'	97	\$ 991.52	\$ 1,686.14	\$ 2,677.66	\$ 2,412.30
SF 62'	133	991.52	2,010.40	3,001.92	2,736.56
SF 76'	47	991.52	2,464.36	3,455.88	3,190.52
SF 90'	10	991.52	2,918.32	3,909.84	3,644.48
Total	287				

Off-Roll Assessments					
Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 62'	31	917.15	1,857.80	2,774.95	n/a
SF 76'	62	917.15	2,277.30	3,194.46	n/a
SF 90'	49	917.15	2,696.80	3,613.95	n/a
SF 100'+	28	917.15	2,996.45	3,913.60	n/a
Total	170				

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of June, 2026.

ATTEST:

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

CAYMAS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>2639 Professional Circle #101, Naples, Florida 34119</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2026	Regular Meeting	1:00 PM
November 3, 2026	Landowners' Meeting	1:00 PM<u>u</u>
November 3, 2026	Regular Meeting	1:00 PM
December 1, 2026	Regular Meeting	1:00 PM
January 5, 2027	Regular Meeting	1:00 PM
February 2, 2027	Regular Meeting	1:00 PM
March 2, 2027	Regular Meeting	1:00 PM
April 6, 2027	Regular Meeting	1:00 PM
May 4, 2027	Regular Meeting	1:00 PM
June 1, 2027	Regular Meeting	1:00 PM
July 6, 2027	Regular Meeting	1:00 PM
August 3, 2027	Regular Meeting	1:00 PM
September 7, 2027	Regular Meeting	1:00 PM

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5A

This instrument was prepared without opinion of title by:

Coleman, Yovanovich & Koester, P.A.
Attn: Stephanie L. Parry.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103
239-435-3535

Consideration: \$10.00

Property Appraiser's Parcel ID Numbers:

25892012045, 25892012061, 25892012087, 25892012100, 25892012126,
25892012142, 25892012443, 25892017642, 25892017668, 25892017684,
25892018049, 25892018065, 00338440002, 00345080002, 00349960005,
00350720001, 00351480007, 00352160009, 00352680000, 00352880004,
and 00416480308.

SPECIAL WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this _____ day of _____, 2026, between **SD SAN MARINO, LLC**, a Florida limited liability company whose address is 2639 Professional Circle, Suite 101, Naples, Florida 34119, as grantor ("**Grantor**"), and **CAYMAS COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes, located in Collier County, Florida, whose address is c/o District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as grantee ("**Grantee**").

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten And No/100 dollars, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Subject to easements, reservations and restrictions of record.

And, Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims by, through or under Grantor.

("Grantor" and "Grantee" are used for singular or plural, as context requires.)

[signature page to follow]

EXHIBIT "A"
Legal Description of Property

Tracts L1, L2, L3, L4, L5, L6 and P1 of Caymas Replat, according to plat thereof as recorded in Plat Book 73, Pages 58 through 69, of the Public Records of Collier County, Florida.

AND

Tracts L-1, L-2, L-3, P-1 and P-2 of Caymas Phase II, according to plat thereof as recorded in Plat Book 75, Pages 1 through 33, of the Public Records of Collier County, Florida.

AND

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 49 South, Range 27 East, Collier County, Florida.

(Parcel ID Number: 00338440002)

AND

The North 1/2 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 49 South, Range 27 East, Collier County, Florida.

(Parcel ID Number: 00345080002)

AND

The East 1/2 of the South 1/2 of the North 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4, less the East 35 feet thereof, dedicated for road purposes and the East 1/2 of the North 1/2 of the North 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4, less the East 35 feet thereof, dedicated for road purposes, all lying and being in Section 35, Township 49 South, Range 27 East, Collier County, Florida.

(Parcel ID Number: 00349960005)

AND

The East 1/2 of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4, less the East 35 feet of Section 35, Township 49 South, Range 27 East, Collier County, Florida.

(Parcel ID Number: 00350720001)

AND

The West 1/2 of the North 1/2 of the North 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4, less the West 35 feet thereof, of Section 35, Township 49 South, Range 27 East, Collier County, Florida.

(Parcel ID Number: 00351480007)

AND

The East 1/2 of the North 1/2 of the South 1/2 of the North 1/2 of the North 1/2 of the Southwest 1/4, less the East 35 feet thereof dedicated for road purposes, and the West 1/2 of the South 1/2 of the South 1/2 of the North 1/2 of the North 1/2 of the Southwest 1/4, less the West 35 feet thereof dedicated for road purposes, and the West 1/2 of the North 1/2 of the South 1/2 of the North 1/2 of the North 1/2 of the Southwest 1/4, less the West 35 feet thereof dedicated for road purposes of Section 35, Township 49 South, Range 27 East, Collier County, Florida.

(Parcel ID Number: 00352160009)

AND

The East 1/2 of the North 1/2 of the North 1/2 of the South 1/2 of the North 1/2 of the Southeast 1/4 less the East 35 feet thereof dedicated for road purposes, and the East 1/2 of the South 1/2 of the North 1/2 of the South 1/2 of the North 1/2 of the Southeast 1/4, less the East 35 feet thereof dedicated for road purposes of Section 35, Township 49 South, Range 27 East, Collier County, Florida.

(Parcel ID Number: 00352680000)

AND

The South 1/2 of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 49 South, Range 27 East, Collier County, Florida, less and except the East 35 feet thereof.

(Parcel ID Number: 00352880004)

AND

The North 1/2 of the East 1/2 of the Southwest 1/4 of Section 13, Township 50 South, Range 26 East, Collier County, Florida; less the East 135.00 feet of said North 1/2 of the East 1/2 of the Southwest 1/4 of Section 13, Township 50 South, Range 26 East, Collier County, Florida.

(Parcel ID Number: 00416480308)

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5B

BILL OF SALE, ABSOLUTE
SD SAN MARINO, LLC
Perimeter Walls and Fencing

On this ____ day of _____, 2026, **SD SAN MARINO, LLC**, a Florida limited liability company ("**Grantor**"), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration, to be paid by **CAYMAS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes ("**Grantee**"), the receipt of which is acknowledged, grants, bargains, sells, transfers, and delivers unto Grantee, its successors and assigns, the following goods and chattels:

Perimeter walls and fencing all as more particularly described on Exhibit "A" attached (the "Transferred Improvements"), lying within or on the land, more particularly described on Exhibit "B" attached (the "Property").

Grantor, for itself and its successors and assigns, covenants to Grantee, its successors and assigns, that (1) it is the lawful owner of the Transferred Improvements, which are free and clear from all encumbrances; (2) it has good right, title and authority to sell and convey the same, and (3) Grantor will warrant and defend the sale and conveyance of the Transferred Improvements, made unto Grantee, its successors and assigns, against the lawful claims and demands of all persons and entities.

In addition, Grantor warrants to Grantee that the Transferred Improvements are fit for their intended purpose for which they will be used by Grantee and are free from any defect, whether patent or latent, in design, manufacture, construction, installation, workmanship, and materials. This warranty shall expire twelve (12) months from the date of this Bill of Sale.

Further, Grantor assigns to Grantee any and all of Grantor's right, title and interest in and to any manufacturer, contractor, building or other warranties pertaining to the Transferred Improvements to the extent assignable.

{Remainder of page intentionally left blank. Signatures appear on next page.}

EXHIBIT "A"
DESCRIPTION OF THE TRANSFERRED IMPROVEMENTS
SD SAN MARINO, LLC
Perimeter Walls and Fencing

The 8' high precast concrete screen/buffer walls which are Painted with Sherwin Williams "SW7566 Westhighland White" and are located within those certain LBE's more particularly described in Exhibit "B" attached hereto and incorporated by reference.

Such 8' high precast concrete screen/buffer walls appear similar to the precast concrete wall depicted in the image below. The below image is example only and not meant to depict the Transferred Improvements nor the location, dimensions, and layout of the Transferred Improvements or the Property.



EXHIBIT "B"
LOCATION OF TRANSFERRED IMPROVEMENTS
SD SAN MARINO, LLC
Perimeter Walls and Fencing

The perimeter walls located within the LBEs of:

1. **TRACT OS-1 and TRACT OS-5, CAYMAS REPLAT**, according to plat thereof as recorded in Plat Book 73, Pages 58 through 69, of the Public Records of Collier County, Florida;
2. **TRACT OS-1, CAYMAS PHASE II**, according to plat thereof as recorded in Plat Book 75, Pages 1 through 33, of the Public Records of Collier County, Florida; and
3. **TRACT OS-1, LIDO ISLES**, according to the plat thereof as recorded in Plat Book 73, Pages 56 through 57, of the Public Records of Collier County, Florida.

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5C

BILL OF SALE, ABSOLUTE
SD SAN MARINO, LLC
Off-Site Roadway Improvements – Bridge

On this ____ day of _____, 2026, **SD SAN MARINO, LLC**, a Florida limited liability company ("**Grantor**"), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration, to be paid by **CAYMAS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes ("**Grantee**"), the receipt of which is acknowledged, grants, bargains, sells, transfers, and delivers unto Grantee, its successors and assigns, the following goods and chattels:

Off-site roadway improvements all as more particularly described in the support documentation prepared by Atwell, LLC, and further identified and depicted on Exhibit "A" attached (the "Transferred Improvements"), lying within or on the land, more particularly described on Exhibit "B" attached (the "Property").

Grantor, for itself and its successors and assigns, covenants to Grantee, its successors and assigns, that (1) it is the lawful owner of the Transferred Improvements, which are free and clear from all encumbrances; (2) it has good right, title and authority to sell and convey the same, and (3) Grantor will warrant and defend the sale and conveyance of the Transferred Improvements, good, and chattels made, unto Grantee, its successors and assigns, against the lawful claims and demands of all persons and entities.

In addition, Grantor warrants to Grantee that the Transferred Improvements are fit for their intended purpose for which they will be used by Grantee and are free from any defect, whether patent or latent, in design, manufacture, construction, installation, workmanship, and materials. This warranty shall expire twelve (12) months from the date of this Bill of Sale.

Further, Grantor assigns to Grantee any and all of Assignor's right, title and interest in and to any manufacturer, contractor, building or other warranties pertaining to the Transferred Improvements to the extent assignable.

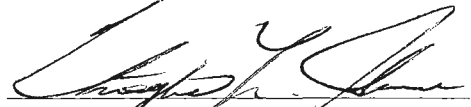
{Remainder of page intentionally left blank. Signatures appear on next page.}

Grantor has executed this Bill of Sale on the day and year written above.

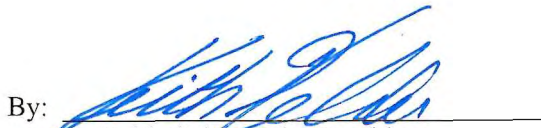
GRANTOR:


SD SAN MARINO, LLC,
a Florida limited liability company

Witnesses:


Signature

Printed Name: CHRISTOPHER L. SWANSON
Address: 2639 Professional Circle, Suite
101, Naples, Florida 34119

By: 
Keith Gelder, Vice President


Signature

Printed Name: Stacey Anderson
Address: 2639 Professional Circle, Suite
101, Naples, Florida 34119

STATE OF FLORIDA)
) ss.
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 18 of May, 2026, by Keith Gelder, as Vice President of SD SAN MARINO, LLC, a Florida limited liability company, on behalf of the company, who is (X) personally known to me or () has produced _____ as evidence of identification.

(SEAL)





NOTARY PUBLIC
Name: _____

(Type or Print)

My Commission Expires:

EXHIBIT "A"
TRANSFERRED IMPROVEMENTS
SD SAN MARINO, LLC
Off-Site Roadway Improvements – Bridge

The infrastructure and/or improvements are located within that real property more particularly described on Exhibit "B" attached and incorporated by reference.

[see attached]

EXHIBIT "B"
LOCATION OF TRANSFERRED IMPROVEMENTS
SD SAN MARINO, LLC
Off-Site Roadway Improvements – Bridge

Collier Boulevard (C.R. 951) Right-of-Way

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5D

This instrument was prepared
without an opinion of title and
after recording return to:
Stephanie L. Parry, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

ASSIGNMENT OF DEDICATIONS

THIS ASSIGNMENT OF DEDICATIONS (this "**Assignment**") is made and executed this _____ day of _____, 2026, by **CAYMAS MASTER HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Assignor**") in favor of **CAYMAS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes ("**Assignee**").

Assignor grants, conveys, assigns, and transfers to Assignee, its legal representatives, successors and assigns, for the purpose of accessing, constructing, installing and maintaining certain public infrastructure and facilities of Assignee, including, without limitation, drainage and stormwater facilities and lakes, preserves and landscaping within the Caymas Community Development District (but expressly reserving the rights of Assignor) to utilize and benefit from all dedicated easements described below and to enter into, but without obligation, agreements with Assignee further clarifying the rights and responsibilities of the parties with respect to such infrastructure), the obligations of Assignor under the dedications identified on Exhibit "A" attached and incorporated by reference (the "**Dedications**"), with responsibility for maintenance.

Assignor assigns the Dedications to Assignee, its legal representatives, successors and assigns to and for its use forever with the right of substitution and subrogation to Assignee in and to all covenants and warranties given or made with respect to the Dedications or any part of the Dedications to the extent the covenants and warranties are assignable or can be enforced, at Assignee's expense, and for Assignee's benefit.

Assignor, for itself and its legal representatives, successors and assigns, covenants to Assignee, its legal representatives, successors and assigns that (1) Assignor is the lawful owner of the Dedications in accordance with the plats; (2) the Dedications are free from all encumbrances; (3) Assignor has good right to assign the Dedications in accordance with the plats; and (4) it will warrant and defend this Assignment of Dedications to Assignee, its legal representatives, successors and assigns against lawful claims and demands by through or under Assignor.

{Remainder of page intentionally left blank. Signatures appear on next page.}

Assignor has caused this Assignment to be executed as of the date first written above.

ASSIGNOR:

CAYMAS MASTER HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation

By: [Signature]
Drew Kowalczyk, Vice President

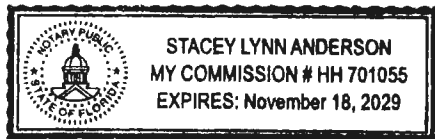
Witnesses:
[Signature]
Signature
Printed Name: CHRISTOPHER L. JOHNSON
Address: 2639 PROFESSIONAL CIR # 101
NAPLES FL 34119

[Signature]
Signature
Printed Name: Stacey Anderson
Address: 2639 Professional Circle
Suite 101, Naples, Florida 34119

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2026, by Drew Kowalczyk, as Vice President of Caymas Master Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(SEAL)



[Signature]
NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires: _____

ACCEPTANCE BY ASSIGNEE

The foregoing Assignment of Dedications is accepted by CAYMAS COMMUNITY DEVELOPMENT DISTRICT as of this _____ day of _____, 2026.

CAYMAS COMMUNITY DEVELOPMENT DISTRICT,
a community development district

ATTEST:

_____, Assistant Secretary

By: _____
Erica Lolli, Chair

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026, by Erica Lolli, as Chair of Caymas Community Development District on behalf of the community development district, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who is personally known to me or has produced _____ as identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

Exhibit "A"

Tracts L1, L2, L3, L4, L5, and L6 depicted on the Caymas Replat, according to the plat thereof recorded in Plat Book 73, Page 58, in the Public Records of Collier County, Florida;

AND

The Preserve Tract (Tract P1) depicted on the Caymas Replat, according to the plat thereof recorded in Plat Book 73, Page 58, in the Public Records of Collier County, Florida;

AND

Drainage Easements (D.E.) depicted on the Caymas Replat, according to the plat thereof recorded in Plat Book 73, Page 58, in the Public Records of Collier County, Florida;

AND

Lake Maintenance Easements (L.M.E.) depicted on the Caymas Replat, according to the plat thereof recorded in Plat Book 73, Page 58, in the Public Records of Collier County, Florida;

AND

Landscape Buffer Easements (L.B.E.) depicted on the Caymas Replat, according to the plat thereof recorded in Plat Book 73, Page 58, in the Public Records of Collier County, Florida;

AND

Drainage Easements (D.E.) depicted on the plat of Lido Isles, according to the plat thereof recorded in Plat Book 73, Page 56, in the Public Records of Collier County, Florida;

AND

Landscape Buffer Easements (L.B.E.) depicted on the plat of Lido Isles, according to the plat thereof recorded in Plat Book 73, Page 56, in the Public Records of Collier County, Florida.

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5 E

Prepared without opinion of title
by and after recording return to:
Lori L. Moore, Esq.
Roetzel & Andress, L.P.A.
2320 First Street, Suite 1000
Fort Myers, FL 33901
(239) 337-3850
File Number: 122549.0039

[space above this line for recording data]

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that FIRST HORIZON BANK, a Tennessee state-chartered bank, including its successors and/or assigns, the owner and holder of that certain Mortgage, Assignment of Leases and Rents and Security Agreement executed by SD SAN MARINO, LLC, a Florida limited liability company, and recorded January 10, 2025, in Official Records Book 6429, Page 1934, as modified by that certain Mortgage Modification and Notice of Receipt of Future Advance recorded September 10, 2025, in Official Records Book 6506, Page 2447, as further modified by that certain Mortgage Modification and Notice of Receipt of Future Advance recorded November 21, 2025, in Official Records Book 6528, Page 3181, all of the Public Records of Collier County, Florida (collectively, the "**Mortgage**"), and encumbering the real property described therein, hereby releases and discharges the lien and operation of said Mortgage from the following described property **ONLY**:

Tracts L-1, L-2, L-3, P-1 and P-2, Caymas Phase II, according to the plat thereof, as recorded in Plat Book 75, Page 1, of the Public Records of Collier County, Florida.

THIS PARTIAL RELEASE OF MORTGAGE also partially releases that certain UCC-1 Financing Statement recorded January 10, 2025, in Official Records Book 6429, Page 1952, of the Public Records of Collier County, Florida (the "**Financing Statement**").

PROVIDED, ALWAYS, nevertheless that nothing herein contained shall in any way impair, alter or diminish the effect, the lien or encumbrance of the Mortgage or Financing Statement and any collateral documents on the remaining part of the mortgaged property and premises which are not hereby expressly released therefrom or any of the rights and remedies of the holder thereof.

WITNESS my hand and seal this 19th day of February, 2026.

[remainder of page intentionally left blank]

[signature and notary acknowledgement on following page]

(signature page to Partial Release of Mortgage)

FIRST HORIZON BANK, a Tennessee state chartered bank

By: [Signature]
Erica Vanover
Its Senior Vice President

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of February, 2026, by ERICA VANOVER, as Senior Vice President of FIRST HORIZON BANK, a Tennessee state chartered bank, on behalf of said bank, who is personally known to me OR who has produced _____ (type of ID) as identification.

[Signature]
Notary Public

Judith Gangi Santos
Printed Name of Notary Public

367398 5-8-2027
Commission No. Expiration Date

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL



CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5F

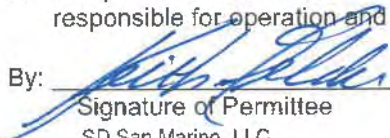
Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 11-03664-P Application No(s): 240109-41898

Project Name: San Marino/Willow Run Phase (if applicable):

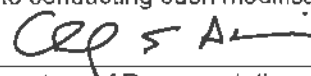
A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: <u></u> Signature of Permittee SD San Marino, LLC Company Name (239) 449-5225 / kgelder@stockdevelopment.com Phone/email address	Keith Gelder Name and Title 2639 Professional Circle, Suite 101 Company Address Naples, FL 34119 City, State, Zip
--	--

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: <u></u> Signature of Representative of O&M Entity Chesley Chuck Adams Jr. Name and Title adamsc@whhassociates.com Email Address 239 464 7114 Phone	Caymas Community Development District Name of Entity for O&M 9220 Bonita Beach Road, suite 214 Address Bonita Springs, FL 34135 City, State, Zip 4/22/26 Date
--	--

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)



- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

6



January 26, 2026

Caymas Community Development District
c/o Wrathell Hunt & Associates, LLC
2300 Glades Road, Suite # 410W
Boca Raton, Florida 33431
Attn: Mr. Craig Wrathell

Re: Caymas CDD, Series 2026 Bonds

Dear Mr. Wrathell

We are writing to provide you, as the Caymas Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: _____

Name: Jon Kessler

Title: Executive Director

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

By: _____

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2026**

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2026**

	General Fund	Debt Service Fund	Debt Service Fund 2026	Capital Projects Fund	Capital Projects Fund 2026	Total Governmental Funds
ASSETS						
Cash	\$ 258,264	\$ -	\$ -	\$ -	\$ -	\$ 258,264
Investments						
Revenue	-	566,274	-	-	-	566,274
Reserve	-	288,969	208,230	-	-	497,199
Capitalized interest	-	24	64,161	-	-	64,185
Construction	-	7	-	2,215	-	2,222
Cost of issuance	-	37,981	17,967	534	55	56,537
Due from general fund	-	5,695	-	-	-	5,695
Total assets	<u>\$ 258,264</u>	<u>\$ 898,950</u>	<u>\$ 290,358</u>	<u>\$ 2,749</u>	<u>\$ 55</u>	<u>\$ 1,450,376</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 3,798	\$ -	\$ -	\$ -	\$ -	\$ 3,798
Contracts payable	-	-	-	2,153	12,316,141	12,318,294
Due to Landowner	-	13,798	-	14,727	-	28,525
Due to debt service fund	5,695	-	-	-	-	5,695
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>15,493</u>	<u>13,798</u>	<u>-</u>	<u>16,880</u>	<u>12,316,141</u>	<u>12,362,312</u>
DEFERRED INFLOWS OF RESOURCES						
Fund balances:						
Restricted for:						
Debt service	-	885,152	290,358	-	-	1,175,510
Capital projects	-	-	-	(14,131)	(12,316,086)	(12,330,217)
Unassigned	242,771	-	-	-	-	242,771
Total fund balances	<u>242,771</u>	<u>885,152</u>	<u>290,358</u>	<u>(14,131)</u>	<u>(12,316,086)</u>	<u>(10,911,936)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 258,264</u>	<u>\$ 898,950</u>	<u>\$ 290,358</u>	<u>\$ 2,749</u>	<u>\$ 55</u>	<u>\$ 1,450,376</u>
Total liabilities and fund balances	<u>\$ 258,264</u>	<u>\$ 898,950</u>	<u>\$ 290,358</u>	<u>\$ 2,749</u>	<u>\$ 55</u>	<u>\$ 1,450,376</u>

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,103	\$ 197,696	\$ 200,072	99%
Landowner contribution	-	-	127,861	0%
Total revenues	<u>2,103</u>	<u>197,696</u>	<u>327,933</u>	60%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	28,000	48,000	58%
Legal	1,140	4,056	10,000	41%
Engineering	-	-	5,000	0%
Audit	-	5,000	4,500	111%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	583	1,000	58%
Telephone	17	117	200	59%
Postage	5	147	500	29%
Printing & binding	42	292	500	58%
Legal advertising	-	149	1,750	9%
Annual special district fee	-	175	175	100%
Insurance	-	5,512	6,350	87%
Contingencies/bank charges	96	648	750	86%
EMMA software service	-	2,500	2,500	100%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,383</u>	<u>47,179</u>	<u>82,640</u>	57%
Field Operations				
Contracted services				
Aquatic maintenance	-	20,075	-	N/A
Other contractual services- stormwater maint.	-	3,115	232,999	1%
Administrative				
Management fee - PM	-	-	5,000	0%
Total field operations	<u>-</u>	<u>23,190</u>	<u>237,999</u>	10%
Other fees & charges				
Tax collector & property appraiser	42	10,178	7,294	140%
Total other fees & charges	<u>42</u>	<u>10,178</u>	<u>7,294</u>	140%
Total expenditures	<u>5,425</u>	<u>80,547</u>	<u>327,933</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	(3,322)	117,149	-	
Fund balances - beginning	246,093	125,622	-	
Fund balances - ending	<u>\$ 242,771</u>	<u>\$ 242,771</u>	<u>\$ -</u>	

* 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 APRIL 30, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 5,811	\$ 546,361	\$ 552,909	99%
Interest	2,352	10,892	-	N/A
Total revenues	<u>8,163</u>	<u>557,253</u>	<u>552,909</u>	101%
EXPENDITURES				
Debt service				
Principal	-	-	120,000	0%
Interest	-	207,247	414,495	50%
Total debt service	<u>-</u>	<u>207,247</u>	<u>534,495</u>	39%
Other fees & charges				
Property appraiser & tax collector	115	10,921	20,158	54%
Total other fees and charges	<u>115</u>	<u>10,921</u>	<u>20,158</u>	54%
Total expenditures	<u>115</u>	<u>218,168</u>	<u>554,653</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	8,048	339,085	(1,744)	
OTHER FINANCING SOURCES/(USES)				
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Net change in fund balances	8,048	339,085	(1,744)	
Fund balances - beginning	877,104	546,067	516,782	
Fund balances - ending	<u>\$ 885,152</u>	<u>\$ 885,152</u>	<u>\$ 515,038</u>	

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2026
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 552,909	0%
Interest	827	1,084	-	N/A
Total revenues	<u>827</u>	<u>1,084</u>	<u>552,909</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	120,000	0%
Cost of issuance	-	174,980	-	N/A
Interest	-	-	414,495	0%
Total debt service	<u>-</u>	<u>174,980</u>	<u>534,495</u>	33%
Other fees & charges				
Property appraiser & tax collector	-	-	20,158	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>20,158</u>	0%
Total expenditures	<u>-</u>	<u>174,980</u>	<u>554,653</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	827	(173,896)	(1,744)	
OTHER FINANCING SOURCES/(USES)				
Bond proceeds	-	610,794	-	N/A
Underwriter's discount	-	(121,300)	-	N/A
Original issue discount	-	(25,240)	-	N/A
Total other financing sources	<u>-</u>	<u>464,254</u>	<u>-</u>	N/A
Net change in fund balances	827	290,358	(1,744)	
Fund balances - beginning	289,531	-	516,782	
Fund balances - ending	<u>\$ 290,358</u>	<u>\$ 290,358</u>	<u>\$ 515,038</u>	

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 113	\$ 571
Total revenues	113	571
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	113	571
Fund balances - beginning	(14,244)	(14,702)
Fund balances - ending	\$ (14,131)	\$ (14,131)

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2026
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 16,674	\$ 21,519
Total revenues	16,674	21,519
EXPENDITURES		
Construction costs	12,316,141	12,316,141
Costs of issuance	5,475,671	5,475,671
Total expenditures	17,791,812	17,791,812
Excess/(deficiency) of revenues over/(under) expenditures	(17,775,138)	(17,770,293)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	5,454,207
Total other financing sources/(uses)	-	5,454,207
Net change in fund balances	(17,775,138)	(12,316,086)
Fund balances - beginning	5,459,052	-
Fund balances - ending	\$ (12,316,086)	\$ (12,316,086)

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Caymas Community Development District held a Special Meeting on February 18, 2026 at 2:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present:

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

Also present:

- | | |
|-----------------|------------------|
| Chuck Adams | District Manager |
| Greg Urbancic | District Counsel |
| Cynthia Wilhelm | Bond Counsel |
| Amanda Kumar | US Bank |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m.
Supervisors Kowalczyk, Johnson, Boylan and Reiser were present. Supervisor Lolli attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-03, Supplementing Resolution No. 2024-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned

40 Fairly and Reasonably) by the District’s
 41 Projects; Approving and Adopting the
 42 Second Supplemental Engineer’s Report
 43 for the Caymas Community Development
 44 District Prepared by Atwell, LLC and Dated
 45 December 2, 2025; Approving and
 46 Adopting the Caymas Community
 47 Development District Final Second
 48 Supplemental Special Assessment
 49 Methodology Report Prepared By
 50 Wrathell, Hunt & Associates, LLC Dated
 51 February 5, 2026, Which Applies the
 52 Methodology Previously Adopted to
 53 Special Assessments Reflecting the Specific
 54 Terms of the Caymas Community
 55 Development District Capital Improvement
 56 Revenue Bonds, Series 2026 (Assessment
 57 Area Two); Providing for the Update of the
 58 District’s Assessment Records; and
 59 Providing for Severability, Conflicts, and an
 60 Effective Date

61
 62 **A. Exhibit “A”: Second Supplemental Engineer’s Report for the Caymas Community
 63 Development District prepared by Atwell, LLC and dated December 2, 2025**

64 This item was included for informational purposes.

65 **B. Exhibit “B”: Caymas Community Development District Final Second Supplemental
 66 Special Assessment Methodology Report dated February 5, 2026 prepared by
 67 Wrathell, Hunt & Associates, LLC**

68 This item was included for informational purposes.

69 Mr. Adams presented Resolution 2026-03. The bonds were marketed and the terms
 70 were within the parameters set forth in the Delegation Resolution adopted at the last meeting.

71 This Resolution accomplishes the following:

- 72 ➤ Final adopts the Second Supplemental Engineer’s Report.
- 73 ➤ Final adopts the Final Second Supplemental Special Assessment Methodology Report
 74 which has been updated with the specific terms of the Series 2026 (Assessment Area Two)
 75 Bonds and the pricing.

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On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, Resolution 2026-03, Supplementing Resolution No. 2024-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District’s Projects; Approving and Adopting the Second Supplemental Engineer’s Report for the Caymas Community Development District Prepared by Atwell, LLC and Dated December 2, 2025; Approving and Adopting the Caymas Community Development District Final Second Supplemental Special Assessment Methodology Report Prepared By Wrathell, Hunt & Associates, LLC Dated February 5, 2026, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Caymas Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Two); Providing for the Update of the District’s Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Issuer’s Counsel Documents**

Mr. Urbancic presented the following and explained the purpose of each:

- A. Amended and Restated Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property**
- B. Collateral Assignment**
- C. Completion Agreement**
- D. Lien of Record**
- E. Notice of Special Assessments**
- F. Declaration of Consent**

On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, the Amended and Restated Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property; Collateral Assignment; Completion Agreement; Lien of Record; Notice of Special Assessments; and Declaration of Consent; were approved.

FIFTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

115 **A. October 1, 2024 - September 30, 2025 [Posted]**

116 Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

117 **On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor,**
118 **the 2025 Goals and Objectives Reporting, was ratified.**

119
120 **B. October 1, 2025 - September 30, 2026**

121 Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance
122 Measures and Standards.

123 **On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor,**
124 **the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures**
125 **and Standards, were approved.**

126
127
128 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
129 **Statements as of December 31, 2025**

130
131 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2025.
132 The financials were accepted.

133
134 **SEVENTH ORDER OF BUSINESS** **Approval of December 2, 2025 Regular**
135 **Meeting Minutes**

136
137 The following change was noted during the Eleventh Order of Business:
138 Line 10: Delete "(via telephone)"

139 **On MOTION by Mr. Boylan and seconded by Mr. Johnson, with all in favor, the**
140 **December 2, 2025 Regular Meeting Minutes, as amended, were approved.**

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143 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

144
145 **A. District Counsel: Coleman, Yovanovich & Koester, PA**

146 **B. District Engineer: Atwell, LLC**

147 There was no report.

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

- 149 • **NEXT MEETING DATE: March 3, 2026 at 1:00 PM**

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Secretary/Assistant Secretary

Chair/Vice Chair

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

2639 Professional Circle #101, Naples, Florida 34119

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2025 CANCELED	Regular Meeting	1:00 PM
November 4, 2025 CANCELED	Regular Meeting	1:00 PM
December 2, 2025	Regular Meeting	1:00 PM
January 6, 2026 CANCELED	Regular Meeting	1:00 PM
February 3, 2026 CANCELED	Regular Meeting	1:00 PM
February 18, 2026	Special Meeting <i>Adoption of Final Supplemental Assessment Resolution</i>	2:00 PM
March 3, 2026 CANCELED	Regular Meeting	1:00 PM
April 7, 2026 CANCELED	Regular Meeting	1:00 PM
May 5, 2026 CANCELED	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	1:00 PM
June 2, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	1:00 PM
July 7, 2026	Regular Meeting	1:00 PM
August 4, 2026	Regular Meeting	1:00 PM
September 1, 2026	Regular Meeting	1:00 PM

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No