

CYPRESS BLUFF

COMMUNITY DEVELOPMENT

DISTRICT

May 20, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Cypress Bluff 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

May 13, 2025

Board of Supervisors
Cypress Bluff Community Development District

Dear Board Members:

The Board of Supervisors of the Cypress Bluff Community Development District will hold a Public Hearing and Regular Meeting on May 20, 2025 at 1:30 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Clermont, Florida 34711. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing to Consider the Adoption of an O&M Methodology for Operation and Maintenance Special Assessments
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Engineer's Report dated April 18, 2023, as supplemented by the First Supplemental Engineer's Report Cypress Bluff (Assessment Area One Project), dated February 2025 (*for informational purposes*)
 - D. Operations and Maintenance Special Assessment Methodology Report, dated April 15, 2025 (*for informational purposes*)
 - E. Consideration of Resolution 2025-09, Adopting an Assessment Methodology for Operation and Maintenance Special Assessments; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

ATTENDEES:

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

5. Consideration of Resolution 2025-11, Establishing an Operation and Maintenance Assessment Cap for Notice Purposes Only Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2025-12, 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
7. Acceptance of Unaudited Financial Statements as of March 31, 2025
8. Approval of April 15, 2025 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk, PLLC*
 - B. District Engineer (Interim): *Poulos & Bennett LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 17, 2025 at 1:30 PM

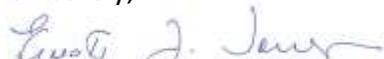
○ QUORUM CHECK

SEAT 1	STEPHEN MCCONN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	YESENIA VELEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	CHAD CLEVINGER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PAUL THOMAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CASEY DARE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

Sincerely,


 Ernesto Torres
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

3A

The Villages®
DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01248062** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

APRIL 25, 2025
MAY 2, 2025

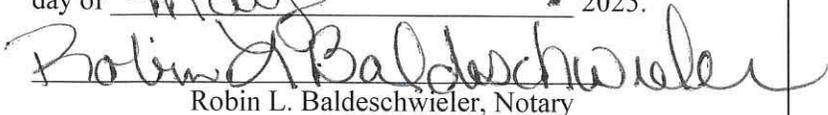
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



(Signature Of Affiant)

Sworn to and subscribed before me this 5

day of May 2025.

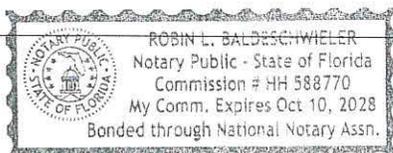


Robin L. Baldeschwieler, Notary

Personally Known X or

Production Identification _____

Type of Identification Produced _____



CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT METHODOLOGY; ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR DISTRICT FISCAL YEAR BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“**Board**”) for the Cypress Bluff Community Development District (“**District**”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: May 20, 2025
 TIME: 1:30 p.m.
 LOCATION: Cooper Memorial Library
 2525 Oakley Seaver Dr.
 Clermont, Florida 34711

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed operation and maintenance assessment methodology (“O&M Methodology”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider a cap on the imposition of operations and maintenance special assessments (“O&M Assessment”) and the maximum assessment cap, hereinafter the “O&M Assessment Cap”) upon the lands located within the District, to fund the District’s annual budget; to consider the adoption of an assessment roll; to provide for the levy, collection, and enforcement of assessments; and to adopt an O&M Assessment cap. At the conclusion of the hearings, the Board will, by resolution, adopt an O&M Assessment Methodology and an O&M Assessment Cap, all as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District proposes to impose O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget(s). Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the O&M Assessment Methodology. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing, subject to the foregoing caps. If these amounts are exceeded in future fiscal years, mailed and published notices required by law will be administered by the District. The amounts below are in no way guaranteed not to increase in future fiscal years:

Professional & Administrative Cost Benefit Allocation

Product Type	Total # of Unit/Acres	ERU Factor	Current Annual O&M Assessment Per Unit/Acre	Proposed Annual O&M Assessment Per Unit/Acre**	Change in Annual Dollar Amount Per Unit/Acre
Townhouse/Live-Work 25'	56	0.36	\$0.00	\$133.15	\$133.15
SF 35'	84	0.50	\$0.00	\$184.93	\$184.93
SF 60'	199	0.86	\$0.00	\$318.08	\$318.08
SF 70'	47	1.00	\$0.00	\$369.86	\$369.86
Commercial	40,000	0.0001	\$0.00	\$0.04	\$0.04
Unplatted Residential	36.0335658	2.629770268	\$0.00	\$972.64	\$972.64
Unplatted Commercial	3.651408	1.09546783	\$0.00	\$405.17	\$405.17

*Your lot type is provided on page 1 of this notice.

** Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

Field Operations and Fund Balance Cost Benefit Allocation

Product Type	Total # of Unit/Acres	ERU Factor	Current Annual O&M Assessment Per Unit/Acre	Proposed Annual O&M Assessment Per Unit/Acre**	Change in Annual Dollar Amount Per Unit/Acre
Townhouse/Live-Work 25'	56	0.36	\$0.00	\$587.59	\$587.59
SF 35'	84	0.50	\$0.00	\$816.09	\$816.09
SF 60'	199	0.86	\$0.00	\$1,403.68	\$1,403.68
SF 70'	47	1.00	\$0.00	\$1,632.19	\$1,632.19
Commercial	40,000	0.0001	\$0.00	\$0.00	\$0.00
Unplatted Residential	36.0335658	2.629770268	\$0.00	\$4,292.28	\$4,292.28
Unplatted Commercial	3.651408	0.00	\$0.00	\$0.00	\$0.00

*Your lot type is provided on page 1 of this notice.

** Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

Combined Benefit Allocation

Product Type	Total # of Unit/Acres	ERU Factor	Current Annual O&M Assessment Per Unit/Acre	Total Proposed Assessment Per Unit/Acre
Townhouse/Live-Work 25'	56	0.36	\$0.00	
SF 35'	84	0.50	\$0.00	
SF 60'	199	0.86	\$0.00	
SF 70'	47	1.00	\$0.00	
Commercial	40,000	0.00	\$0.00	
Unplatted Residential	36.0335658	2.629770268	\$0.00	
Unplatted Commercial	3.651408	0.00	\$0.00	

*Your lot type is provided on page 1 of this notice.

** Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts as noted, which Lake County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Assessment Cap, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
 District Manager

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

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

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

WHEREAS, on April 15, 2025, the Board considered and approved, for purposes of noticing and setting a public hearing, the O&M Methodology (hereinafter defined) attached hereto and the Board also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap in the amounts set forth in said O&M Methodology (“**O&M Assessment Cap**”) for notice purposes only; and

WHEREAS, the adoption of an O&M Assessment Cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years’ annual operation and maintenance assessments which are levied below said O&M Assessment Cap; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to said O&M Assessment Cap, the District Manager shall provide all notices required by law in the absence of this resolution; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has further determined it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in each fiscal years budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within each fiscal years budget, in accordance with the Operations and Maintenance Special Assessment Methodology Report attached hereto as **Exhibit A** and incorporated herein by reference (“**O&M Methodology**”); and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined with the O&M Methodology, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the O&M Methodology; and

WHEREAS, the Board has considered the O&M Methodology, the O&M Assessment Cap, and desires to set the required public hearings thereon and has deemed it in the best interests of the District and its landowners to approve an O&M Assessment Cap as set forth in the O&M Methodology for notices purposes only.

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

1. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in any fiscal years budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the O&M Methodology, all of which are on file and available for public inspection at the “**District’s Office**,” Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of each fiscal year, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

2. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the O&M Methodology and the O&M Assessment Cap are hereby declared and set for the following date, hour and location:

DATE: May 20, 2025
 HOUR: 1:30 PM
 LOCATION: Cooper Memorial Library
 2525 Oakley Seaver Dr
 Clermont, Florida 34711

3. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby approves an O&M Assessment Cap in the amounts set forth in the O&M Methodology for notice purposes only and for setting the public hearing set forth herein.
- b. If the future, anticipated, annual Assessments are projected to exceed the amounts set forth in the O&M Methodology, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting annual Assessment that exceeds the O&M Assessment Cap, nor shall it be construed as a waiver of the District’s right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by Section 190.008, Florida Statutes.

4. BENEFIT & ALLOCATION 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 **Exhibits A** and **B** and is hereby found to be fair and reasonable.

5. MAXIMUM LIEN. The maximum lien of the special assessments for operations and maintenance noticed and adopted by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

6. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B shows the O&M Assessment Cap by product type and is hereby adopted as the maximum rate for Assessments consistent with this Resolution.

7. PUBLICATION OF NOTICE.

The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

8. 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.

9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF APRIL, 2025.

ATTEST:
 /s/ Ernesto Torres
 Secretary/Assistant Secretary

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
 /s/ Stephen McConn
 Its: Chair

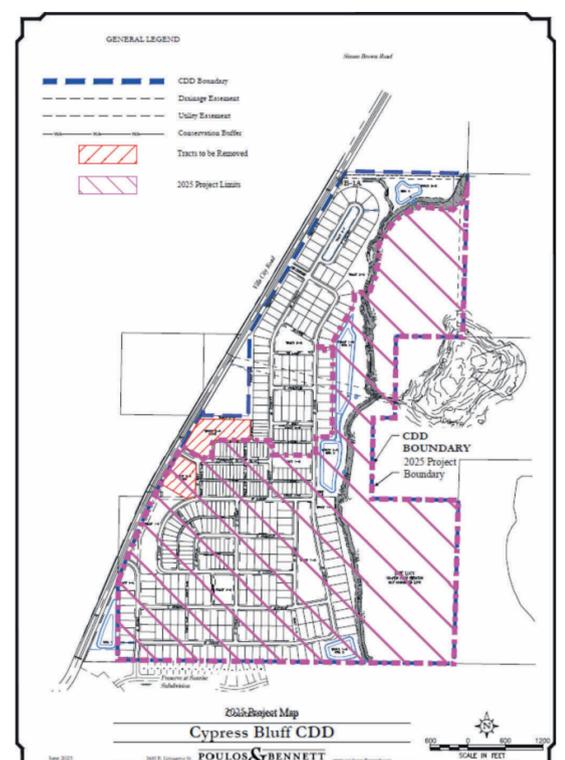


Exhibit A: O&M Methodology
 Exhibit B: O&M Assessment Cap on Preliminary Assessment Roll for purposes of notice

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

3B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

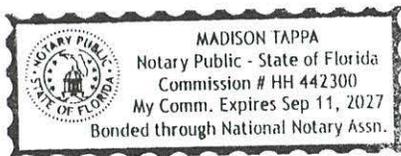
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Cypress Bluff Community Development District ("**District**").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on April 17, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197, and/or 170, *Florida Statutes*, with respect to the District's anticipated levy of O&M assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 17th day of April 2025, by Curtis Marcoux, for Wrathell Hunt & Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



NOTARY PUBLIC


Print Name: Madison Tappa
Notary Public, State of Florida
Commission No.: HH442300
My Commission Expires: Sept. 11, 2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

EXHIBIT A

Cypress Bluff 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

THIS IS NOT A BILL – DO NOT PAY

April 17, 2025

VIA FIRST CLASS MAIL

KB HOME ORLANDO LLC
9102 SouthPark Center Loop STE 100
Orlando, FL, 32819
Alt ID Number(s): See Exhibit B
Product Type: See Exhibit B

RE: Cypress Bluff Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Cypress Bluff Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it as well as when the District adopts a methodology by which units of measurement for purposes of applying benefit change. The District is proposing to adopt a methodology by which it will apportion benefit and impose its O&M Assessments. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	May 20, 2025
Time:	1:30 p.m.
Location:	Cooper Memorial Library 2525 Oakley Seaver Dr. Clermont, Florida 34711

The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed operation and maintenance assessment methodology (“**O&M Methodology**”), and (2) levying O&M Assessments at the statutory caps herein provided in order to ultimately fund the District’s budgets for Fiscal Year 2026 and in the future, subject to such caps. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information, including unit of measurement, for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 561-571-0010 (“**District Manager’s Office**”), or by visiting the District’s website at <https://cypressbluffcdd.net>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of the date of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Ernesto Torres
District Manager

Cypress Bluff Community Development District

Enclosure

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the proposed budget for assessment cap purposes, the District expects to collect no more than **\$562,652.69** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis based on the below measurements. Your property is classified as **56** units of **Townhome/Live-Work 25'**, **81** units of **SF 35'**, **199** units of **SF 60'**, **47** units of **SF 70'**, as well as **36.0335658** acres of **Unplatted Residential** and **3.651408** acres of **Unplatted Commercial** and the amount of the Proposed Annual O&M Assessment for your property is **\$559,649.62**.
3. **Schedule of O&M Assessments:**

Professional & Administrative Cost Benefit Allocation

Product Type*	Total # of Units/Acres	ERU Factor	Current Annual O&M Assessment per Unit/Acre (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment per Unit/Acre**	Change in Annual Dollar Amount per Unit/Acre
Townhome/Live-Work 25'	56	0.36	\$0.00	\$133.15	\$133.15
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**Your lot type is provided on page 1 of this notice.*

*** Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.*

Field Operations and Fund Balance Cost Benefit Allocation

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SF 60'	199	0.86	\$0.00	\$1,403.68	\$1,403.68
SF 70'	47	1.00	\$0.00	\$1,632.19	\$1,632.19
Commercial	40,000	0.00	\$0.00	\$0.00	\$0.00
Unplatted Residential	36.0335658	2.629770268	\$0.00	\$4,292.28	\$4,292.28
Unplatted Commercial	3.651408	0.00	\$0.00	\$0.00	\$0.00

**Your lot type is provided on page 1 of this notice.*

*** Including collection costs and early payment discounts and this amount shall serve as a statutory lien/notice cap such that so long as said amounts are not exceeded in any future fiscal year, the District will not be obligated to notice the annual O&M Assessment.*

Note that the O&M Assessments discussed in this notice are separate from and do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026 and thereafter. **Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met.**

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

AltKey	Lot #	Product Type
3954932	1	SF 60'
3954933	2	SF 60'
3954934	3	SF 60'
3954935	4	SF 60'
3954936	5	SF 60'
3954937	6	SF 60'
3954938	7	SF 60'
3954939	8	SF 60'
3954940	9	SF 60'
3954941	10	SF 60'
3954942	11	SF 60'
3954943	12	SF 60'
3954944	13	SF 60'
3954945	14	SF 60'
3954946	15	SF 60'
3954947	16	SF 60'
3954948	17	SF 60'
3954949	18	SF 60'
3954950	19	SF 60'
3954951	20	SF 60'
3954952	21	SF 60'
3954953	22	SF 60'
3954954	23	SF 60'
3954955	24	SF 60'
3954956	25	SF 60'
3954957	26	SF 60'
3954958	27	SF 60'
3954959	28	SF 60'
3954960	29	SF 60'
3954961	30	SF 60'
3954962	31	SF 60'
3954963	32	SF 60'
3954964	33	SF 60'
3954965	34	SF 70'
3954966	35	SF 70'
3954967	36	SF 70'
3954968	37	SF 70'
3954969	38	SF 70'
3954970	39	SF 70'
3954971	40	SF 70'
3954972	41	SF 70'
3954973	42	SF 70'
3954974	43	SF 70'
3954975	44	SF 70'

AltKey	Lot #	Product Type
3954977	46	SF 70'
3954978	47	SF 70'
3954979	48	SF 60'
3954980	49	SF 60'
3954981	50	SF 60'
3954982	51	SF 60'
3954983	52	SF 60'
3954984	53	SF 60'
3954985	54	SF 60'
3954986	55	SF 60'
3954987	56	SF 60'
3954988	57	SF 60'
3954989	58	SF 60'
3954990	59	SF 60'
3954991	60	SF 60'
3954992	61	SF 60'
3954993	62	SF 60'
3954994	63	SF 60'
3954995	64	SF 60'
3954996	65	SF 60'
3954997	66	SF 60'
3954998	67	SF 60'
3954999	68	SF 60'
3955000	69	SF 60'
3955001	70	SF 60'
3955002	71	SF 60'
3955003	72	SF 60'
3955004	73	SF 60'
3955005	74	SF 60'
3955006	75	SF 60'
3955007	76	SF 60'
3955008	77	SF 60'
3955009	78	SF 60'
3955010	79	SF 60'
3955011	80	SF 60'
3955012	81	SF 60'
3955013	82	SF 60'
3955014	83	SF 60'
3955015	84	SF 60'
3955016	85	SF 60'
3955017	86	SF 60'
3955018	87	SF 60'
3955019	88	SF 60'
3955020	89	SF 60'

Exhibit B

AltKey	Lot #	Product Type
3954976	45	SF 70'
3955022	91	SF 60'
3955023	92	SF 60'
3955024	93	SF 60'
3955025	94	SF 60'
3955026	95	SF 60'
3955027	96	SF 60'
3955028	97	SF 60'
3955029	98	SF 60'
3955030	99	SF 60'
3955031	100	SF 60'
3955032	101	SF 60'
3955033	102	SF 60'
3955034	103	SF 60'
3955035	104	SF 60'
3955036	105	SF 60'
3955037	106	SF 60'
3955038	107	SF 60'
3955039	108	SF 60'
3955040	109	SF 60'
3955041	110	SF 60'
3955042	111	SF 60'
3955043	112	SF 60'
3955044	113	SF 60'
3955045	114	SF 60'
3955046	115	SF 60'
3955047	116	SF 60'
3955048	117	SF 60'
3955049	118	SF 60'
3955050	119	SF 60'
3955051	120	SF 60'
3955052	121	SF 60'
3955053	122	SF 60'
3955054	123	SF 60'
3955055	124	SF 60'
3955056	125	SF 60'
3955057	126	SF 60'
3955058	127	SF 60'
3955059	128	SF 60'
3955060	129	SF 60'
3955061	130	SF 60'
3955062	131	SF 60'
3955063	132	SF 60'
3955064	133	SF 35'

AltKey	Lot #	Product Type
3955021	90	SF 60'
3955067	136	SF 35'
3955068	137	SF 35'
3955069	138	SF 35'
3955070	139	SF 35'
3955071	140	SF 35'
3955072	141	SF 35'
3955073	142	SF 35'
3955074	143	SF 35'
3955075	144	SF 35'
3955076	145	SF 35'
3955077	146	SF 35'
3955078	147	SF 60'
3955079	148	SF 60'
3955080	149	SF 60'
3955081	150	SF 60'
3955082	151	SF 60'
3955083	152	SF 60'
3955084	153	SF 60'
3955085	154	SF 60'
3955086	155	SF 60'
3955087	156	SF 60'
3955088	157	SF 60'
3955089	158	SF 60'
3955090	159	SF 60'
3955091	160	SF 60'
3955092	161	SF 35'
3955093	162	SF 35'
3955095	164	SF 35'
3955096	165	SF 35'
3955097	166	SF 35'
3955098	167	SF 35'
3955099	168	SF 35'
3955100	169	SF 35'
3955101	170	SF 35'
3955102	171	SF 35'
3955103	172	SF 35'
3955104	173	SF 35'
3955105	174	SF 35'
3955107	176	SF 35'
3955108	177	SF 35'
3955110	179	SF 35'
3955111	180	SF 35'
3955112	181	SF 35'

Exhibit B

AltKey	Lot #	Product Type
3955065	134	SF 35'
3955066	135	SF 35'
3955115	184	SF 35'
3955116	185	SF 35'
3955117	186	SF 35'
3955118	187	SF 35'
3955119	188	SF 35'
3955120	189	SF 35'
3955121	190	SF 35'
3955122	191	SF 35'
3955123	192	SF 35'
3955124	193	SF 35'
3955125	194	SF 35'
3955126	195	SF 35'
3955127	196	SF 35'
3955128	197	SF 35'
3955129	198	SF 35'
3955130	199	SF 60'
3955131	200	SF 60'
3955132	201	SF 60'
3955133	202	SF 60'
3955134	203	SF 60'
3955135	204	SF 60'
3955136	205	SF 60'
3955137	206	SF 35'
3955138	207	SF 35'
3955139	208	SF 35'
3955140	209	SF 35'
3955141	210	SF 35'
3955142	211	SF 35'
3955143	212	SF 35'
3955144	213	SF 35'
3955145	214	Townhome 25'
3955146	215	Townhome 25'
3955147	216	Townhome 25'
3955148	217	Townhome 25'
3955149	218	Townhome 25'
3955150	219	Townhome 25'
3955151	220	Townhome 25'
3955152	221	Townhome 25'
3955153	222	Townhome 25'
3955154	223	Townhome 25'
3955155	224	Townhome 25'
3955156	225	Townhome 25'

AltKey	Lot #	Product Type
3955113	182	SF 35'
3955114	183	SF 35'
3955160	229	Townhome 25'
3955161	230	Townhome 25'
3955162	231	Townhome 25'
3955163	232	Live-Work 25'
3955164	233	Live-Work 25'
3955165	234	Live-Work 25'
3955166	235	Live-Work 25'
3955167	236	Live-Work 25'
3955168	237	Live-Work 25'
3955169	238	Live-Work 25'
3955170	239	Live-Work 25'
3955171	240	Live-Work 25'
3955172	241	Live-Work 25'
3955173	242	Live-Work 25'
3955174	243	Live-Work 25'
3955175	244	Townhome 25'
3955176	245	Townhome 25'
3955177	246	Townhome 25'
3955178	247	Townhome 25'
3955179	248	Townhome 25'
3955180	249	Townhome 25'
3955181	250	SF 35'
3955182	251	SF 35'
3955183	252	SF 35'
3955184	253	SF 35'
3955185	254	SF 35'
3955186	255	SF 35'
3955187	256	SF 35'
3955188	257	SF 35'
3955189	258	Live-Work 25'
3955190	259	Live-Work 25'
3955191	260	Live-Work 25'
3955192	261	Live-Work 25'
3955193	262	Live-Work 25'
3955194	263	Live-Work 25'
3955195	264	Live-Work 25'
3955196	265	Live-Work 25'
3955197	266	Townhome 25'
3955198	267	Townhome 25'
3955199	268	Townhome 25'
3955200	269	Townhome 25'
3955201	270	Townhome 25'

Exhibit B

AltKey	Lot #	Product Type
3955157	226	Townhome 25'
3955158	227	Townhome 25'
3955159	228	Townhome 25'

AltKey	Lot #	Product Type
3955202	271	Townhome 25'

EXHIBIT B

Alt ID	Owner	Address	City, State, Zip	Units
See Exhibit B for KB Home Letter	KB HOME ORLANDO LLC	9102 SouthPark Center Loop STE 100	Orlando, FL, 32819	
3955109	JEBAILEY JULIA E AND JOHN D JEBAILEY	7205 BIG CEDAR ALY	GROVELAND, FL, 34736	SF 35
3955106	MARTIN LANE ET AL	7204 BIG CEDAR ALY	GROVELAND, FL, 34736	SF 35
3955094	HAMLIN SHELDON J	7252 BIG CEDAR ALY	GROVELAND, FL, 34736	SF 35

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

3C

Cypress Bluff Community Development District ENGINEER'S REPORT

Prepared For
Board of Supervisors
Cypress Bluff Community Development District

Date
April 18, 2023

POULOS & BENNETT

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

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Section 1 Introduction

1.1. Background

The Engineer's Report for Capital Improvements (the "Report") for the Cypress Bluff Community Development District (the "District") has been prepared to assist with financing and construction of the capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District (the "Capital Improvement Plan") pursuant to requirements of City of Groveland, Florida and as authorized by Chapter 190, Florida Statutes.

The "Capital Improvements" reflected in the Report represent the current Capital Improvement Plan for the District. Many of the necessary regulatory approvals have been obtained for the Development (hereinafter defined). The remaining permits necessary to complete the Development are expected to be obtained during the normal design and permitting processes. We are confident that the balance of the required permits are obtainable as needed. For reference, a permit matrix for the Development is included herein. The implementation of any improvements discussed in this plan requires final approval by many regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost estimates contained in this Report have been prepared based on the best available information at this time and the sources are stated in this Report. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The Cypress Bluff property is located entirely within the City of Groveland, Florida, and covers approximately 156.36 acres of land. Exhibit 1 depicts the general location of the District. The site is generally located south of Simon Brown Road, east of Villa City Road and west of Lake Lucy. The District Boundary Map is shown on Exhibit 2. The metes and bounds description of the external boundary of the District is set forth in Exhibit 3.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this Report is to provide a description of the public infrastructure improvements to be financed by the District. The District will finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

1.4. Description of Land Use

The lands within the District encompass approximately 156.36 acres as of the date of this Report. Based on the PD the development program for the property within the District allows for construction of 386 single family residential units. As of this Report writing, there are commercial tracts entitled for up to 45,000 square feet of commercial uses within the District; however, the landowner intends

to petition for a boundary amendment to remove the commercial uses from the District boundaries. After the boundary amendment, there is anticipated to be 152.63 acres within the District.

A breakdown on the lot sizes and front footage (for the purpose of the Assessment Methodology) are included below. The approved land uses within the District include the following areas. Exhibits included herein provide details on land use locations and the development program.

Proposed Development	Approximate Area (Acres)
Private	55.9
Stormwater	8.6
Open Space	24.1
Roads	22.0
Wetlands & Lakes	45.8
Total Acres	156.36

Lot Breakdown by Type

Unit Type	Number of Units
Live-Work units (Treated as T/H)	20
Townhomes	36
35' Wide Lots	84
60' Wide Lots	199
70' Wide Lots	47

Lot Sizes and Front Footage Measurements (for Assessment Methodology)

Front Footage by Type & Phase				
PHASE 1				
Lot Type	Lot Width (ft)	# of Lots	Total Lot Front Footage by Lot Type & Width (ft)	Percentage of Total Front Footage Width (ft)
Live-Work units (treated as T/H)	25	20	1,581.4	0.069
Attached Townhomes	25	30	2,568.6	0.112
Small Lots	35	68	5,599.4	0.244
Standard Lots	60	139	12,236.9	0.533
Large Lots	70	14	967.7	0.042
TOTAL			22,954.0	
PHASE 2				
Lot Type	Lot Width (ft)	# of Lots	Total Lot Front Footage by Lot Type & Width (ft)	Percentage of Total Front Footage Width (ft)
Live-Work units	25	0	0.0	0.000
Attached Townhomes	25	6	445.7	0.050
Small Lots	35	16	978.6	0.109
Standard Lots	60	60	5,113.7	0.571
Large Lots	70	33	2,423.9	0.270
			8,961.9	

Total				
Lot Type	Lot Width (ft)	# of Lots	Total Lot Front Footage by Lot Type & Width (ft)	Percentage of Total Front Footage Width (ft)
Live-Work units	25	20	1,581.4	0.050
Attached Townhomes	25	36	3,014.3	0.094
Small Lots	35	84	6,578.0	0.206
Standard Lots	60	199	17,350.6	0.544
Large Lots	70	47	3,391.6	0.106
TOTAL		386		

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each project design, the individual permits that need to be obtained will need to be evaluated; not all will necessarily apply to every sub-phase within the District.

Permitting Agencies & Permits Required

1. City of Groveland
 - a. Site Plan Permit
 - b. Right-of-Way Permit
 - c. Tree Removal Permit
 - d. Site Development Plan
 - e. Final Plat
2. St. Johns River Water Management District (SJRWMD)
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite Improvements
 - b. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering for Onsite Improvements
3. City of Groveland
 - a. Final Engineering Construction Plans –Water, Sewer, and Reclaimed Water Distribution Systems
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. Army Corp of Engineers
6. Florida Fish and Wildlife Conservation Commission (FWC)

Section 3 Infrastructure Benefit

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- District-specific public benefits

- Incidental general public benefits

The District-specific public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary, which make the property within the District developable and saleable. However, some incidental general public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As much of the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any or all of the proposed infrastructure set forth herein. The Developer or other party/parties will construct and fund the infrastructure not funded by the District (including but not limited to the private infrastructure required for development).

In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made to the 12" water main at Villa City Road/CR 565 and the potential of interconnection to the adjacent Preserve at Sunrise Subdivision.

Wastewater improvements for the project will include an onsite 8" diameter gravity collection system, offsite and onsite 6" force main and onsite lift stations. The offsite force main connection will be made to the existing 12" force main at Villa City Road/CR 565.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community and will consist of 8" reclaimed mains. Prior to the availability of a reclaimed main in Villa City Road/CR 565, the reclaim water will be provided via a jumper connection to the potable water main.

The potable water and reclaim water distribution systems and sanitary sewer system and lift station for all phases are anticipated to be completed by the District and then dedicated to the City of Groveland for ownership and maintenance.

Section 4 Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, stormwater management systems, potable water, reclaimed water, and sewer systems. The proposed infrastructure improvements addressed by this Report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, roadway

improvements, landscaping, street lighting, pavement markings and signage, as well as potable watermain, reclaimed watermain and sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 4 through 9. Exhibit 10, details the Cost Opinion for the District's Capital Improvement Plan.

The Improvement Plan will be constructed and financed in logical segments and in one or more phases. The District anticipates one or more series of bonds to fund all or a portion of the Capital Improvement Plan.

Section 5 **Description of Capital Improvement Plan**

5.1 Roadway Improvements

As indicated above, the District will fund roadway construction internal to the District consisting of local roadways. Exhibit 4, Thoroughfare Types Plan, provides a graphic representation of the proposed improvements. All such local roadways will be open to the public and no entry gates are proposed.

5.2 Stormwater Management

As indicated above, the District will fund the construction of the master stormwater management system for the lands within the District. This system is made up of four (4) dry bottom detention stormwater treatment/attenuation ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with City of Groveland and the St. Johns River Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 5, Master Drainage Plan, provides graphical representations of the proposed stormwater management system.

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to Lake Lucy. The stormwater system will be designed consistent with the criteria established by the SJRWMD and the City of Groveland for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that should the City take ownership and maintenance of the Roadway Rights-of-Way, the City will own, operate and maintain the inlets and storm sewer systems within City right-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots.

5.3 100-Year Floodplain

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12069C dated December 18, 2012, portions of the project site are located within the 100-year Flood Hazard Area (FHA), Zone A, associated with Lake Lucy. Exhibit 6, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

The lack of additional FEMA FHA does not preclude of any Jurisdiction having permitting authority from requiring the establishment of Base Flood Elevations (BFE) nor to avoid measures resulting from any filled areas below the BFE which will require mitigation in the form of a volume-for-volume match between BFE impacts and compensating storage.

5.4 Other Master Infrastructure

5.4.1 Primary Roadways

The primary roadway improvements include approximately 21,600 linear feet of road and consist of the following Rights-of-Way widths: 80' Width Divided; 66' Street; 48' Primary Road; 40' Road; 32' Lane and 20' Alleys. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with City of Groveland standards. The roadways will define the major ingress and egress points throughout the Development as well as serve as the collector roads to support future residential development. The roadways will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibit 4.

All internal roadways may be financed by the District and are anticipated to be owned by the City of Groveland for ownership, operation, and maintenance. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a Homeowners Association ("HOA") for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

In addition to the onsite roadway network, there are requirements to provide intersection improvements to Villa City Road/CR 565. Improvements include left turn lanes and right turn deceleration lanes at the primary entrance, Cypress Bluff Boulevard.

Last, there is a proposed unimproved access to an existing property & home to the east. This access is being relocated to continue to provide access to the subject property. This access will not be funded, owned nor maintained by the District.

5.4.2 Potable Water Distribution System

The District will fund the construction of the water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by the City of Groveland once it has been certified complete. The main sizing within the District, sized to provide water to residents of the District, will be required to be designed and constructed based on the Master Utility Plan ("MUP"). Exhibit 7, provides a graphical representation of the water mains to be constructed within the District.

5.4.3 Reclaimed Water Distribution System

The District will fund the construction of the reclaimed water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by the City of Groveland once it has been certified complete by the District. The main sizing within the District, sized to provide reclaimed water to the lot boundaries and common areas, will be required to be designed and constructed based

on the Master Utility Plan. Exhibit 7, provides a graphical representation of the proposed system within the District.

5.4.4 Wastewater System

The District will fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by the City of Groveland once it has been certified complete by the District. The main sizing and lift stations within the District, sized to provide wastewater service to the residents of the District, will be required to be designed and constructed based on the Master Utility Plan. Exhibit 7 provides a graphical representation of the proposed wastewater system within the District.

5.4.5 Landscape & Hardscape

The landscaping and irrigation of the primary roadways will provide the “first impression” of the Development. The District will fund and construct and/or install parks, landscape and hardscape construction and maintenance within District common areas which may include Rights-of-Way, perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The irrigation system will consist of pipe & fittings, various types of sprinkler systems and non-potable wells as allowed. All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Areas owned and Maintained by the Homeowners Association shall be the responsibility of the HOA. Agreements between the HOA and District may be consummated should both parties agree on a proper maintenance and budget. Such infrastructure, to the extent that it is located in rights-of-way owned by the City will be maintained pursuant to a right-of-way agreement to be entered into with the City. Additionally, The City has distinct design criteria requirements for planting and irrigation design. Therefore this project will at a minimum meet those requirements but in most cases exceed the requirements with enhancements for the benefit of the community.

5.4.6 Electrical Distribution and Street Lights

Most, if not all, District constructed infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with the City of Groveland, Sumter Electric and the Developer. The District will fund the cost to trench the underground installation only. Leasing and monthly service charges associated with the upgraded street lighting fixtures along roadways within the District are the responsibilities of others. Sumter Electric and the appropriate community entity will own and maintain the electric and street light infrastructure.

The District intends to enter into a lease through an agreement with Sumter Electric Cooperative for the installation, maintenance and use of the street lighting within the District. In which case the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by Sumter Electric Cooperative and not paid for by the District as part of the CIP.

5.4.7 Amenities

The District intends to develop a residential amenity for the project, which is anticipated to include a pool and cabana.

5.4.8 Environmental Conservation/Mitigation

There are no impacts of forested and herbaceous wetland and lake area impacts associated with the proper construction of the District's infrastructure. The District will be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

5.5 Professional and Inspection Fees

Design, permitting and construction for the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, landscape architect and associated legal costs. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The professional services and inspections fees are included as soft costs for the District Capital Improvement Plan.

Section 6 Ownership and Maintenance

<u>District Infrastructure</u>	<u>Construction/Finance Entity</u>	<u>Ownership</u>	<u>Capital Financing ⁽¹⁾</u>	<u>Maintenance</u>
<u>Master Stormwater Management System</u>	<u>District</u>	<u>District</u>	<u>District Bonds</u>	<u>District</u>
<u>Onsite Roadways & Parking Areas (Asphalt, Curb & Gutter, Sidewalk)</u>	<u>District</u>	<u>*City of Groveland</u>	<u>District Bonds</u>	<u>*City of Groveland</u>
<u>Offsite Roadway Improvements</u>	<u>District</u>	<u>Lake County (Roadways) City of Groveland (Utilities)</u>	<u>District Bonds</u>	<u>Lake County (Roadways) City of Groveland (Utilities)</u>
<u>Potable Water Distribution System</u>	<u>District</u>	<u>City of Groveland</u>	<u>District Bonds</u>	<u>City of Groveland</u>
<u>Sanitary Sewer System & Lift Station</u>	<u>District</u>	<u>City of Groveland</u>	<u>District Bonds</u>	<u>City of Groveland</u>
<u>Reclaimed Water Distribution System</u>	<u>District</u>	<u>City of Groveland</u>	<u>District Bonds</u>	<u>City of Groveland</u>
<u>Parks, Landscaping, Irrigation and Entry Feature Signage & Signage within Right-of-Way</u>	<u>District</u>	<u>District</u>	<u>District Bonds</u>	<u>District</u>
<u>Landscaping & Walls within Easements</u>	<u>District</u>	<u>District</u>	<u>District Bonds</u>	<u>District</u>
<u>Amenity</u>	<u>District</u>	<u>District</u>	<u>District Bonds</u>	<u>District</u>
<u>Street Lighting/Electrical ⁽²⁾</u>	<u>District</u>	<u>Sumter Electric</u>	<u>District Bonds ⁽²⁾</u>	<u>Sumter Electric</u>

**Provided that for lanes and alleys that the City of Groveland will not accept ownership of, the CDD will own and operate*

Notes:

- 1. Costs not funded by bonds will be funded by the Developer.*
- 2. The District shall enter into a lease with Sumter Electric Cooperative for the installation, maintenance and use of the street lighting within the Development. However, the underground conduit for the electrical lines will be installed by the District and the District will fund the differential cost of undergrounding the electric lines, which includes the conduit.*

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other public entity and the costs associated therewith are not part of the CIP.

Section 8 Estimate of Probable Capital Improvement Costs

The “Estimate of Probable Capital Improvement Plan Costs” is provided in Exhibit 10. Design costs associated with the improvements herein before described have been estimated based on the best available information. Other soft costs include portions of the wetland/permit surveying, design and engineering for all of the described work, regulatory permitting and materials testing. Last, a reasonable project contingency estimate has been included utilizing rounding factors.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in construction cost due to market fluctuation.

PROBABLE CAPITAL IMPROVEMENT COSTS

Facility	Costs ⁽¹⁾
Master Stormwater Management System	\$ 3,768,600.00
Onsite Roadway Improvements - Pavement	\$ 4,329,453.00
Offsite Roadway Improvements - Pavement	\$ 1,041,980.50
Potable Water Distribution System	\$ 2,153,815.00
Sanitary Sewer System including Lift Station	\$ 2,849,230.00
Reclaimed Water Distribution System	\$ 1,807,495.00
Landscaping, Walls & Monuments	\$ 3,170,000.00
Amenities	\$ 700,000.00
Soft Costs – Engineering & Surveying	\$ 450,000.00
TOTAL	\$ 20,270,573.50

¹Based on Southern Development & Construction, Inc. bid dated July 1, 2022, and includes only those items shown above; bid estimates above are subject to the specific notes included in the bid. It is our professional opinion that the costs set forth herein are reasonable and consistent with market pricing. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated District expenditures that may be incurred.

Section 9 Conclusions and Summary Opinion

The Capital Improvement Plan as described is necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this Report will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the District's Capital Improvement Plan in this report are based on the concept plans for the District as currently proposed. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. The Contractor who contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District Capital Improvement Plan can be completed at the costs as stated.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion. Further it is our opinion that:

- All of the improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs; and

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances. The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the CIP, and that is not used as part of the CIP, such fill will only be placed on-site where the cost of doing so is less expensive than hauling such fill off-site.

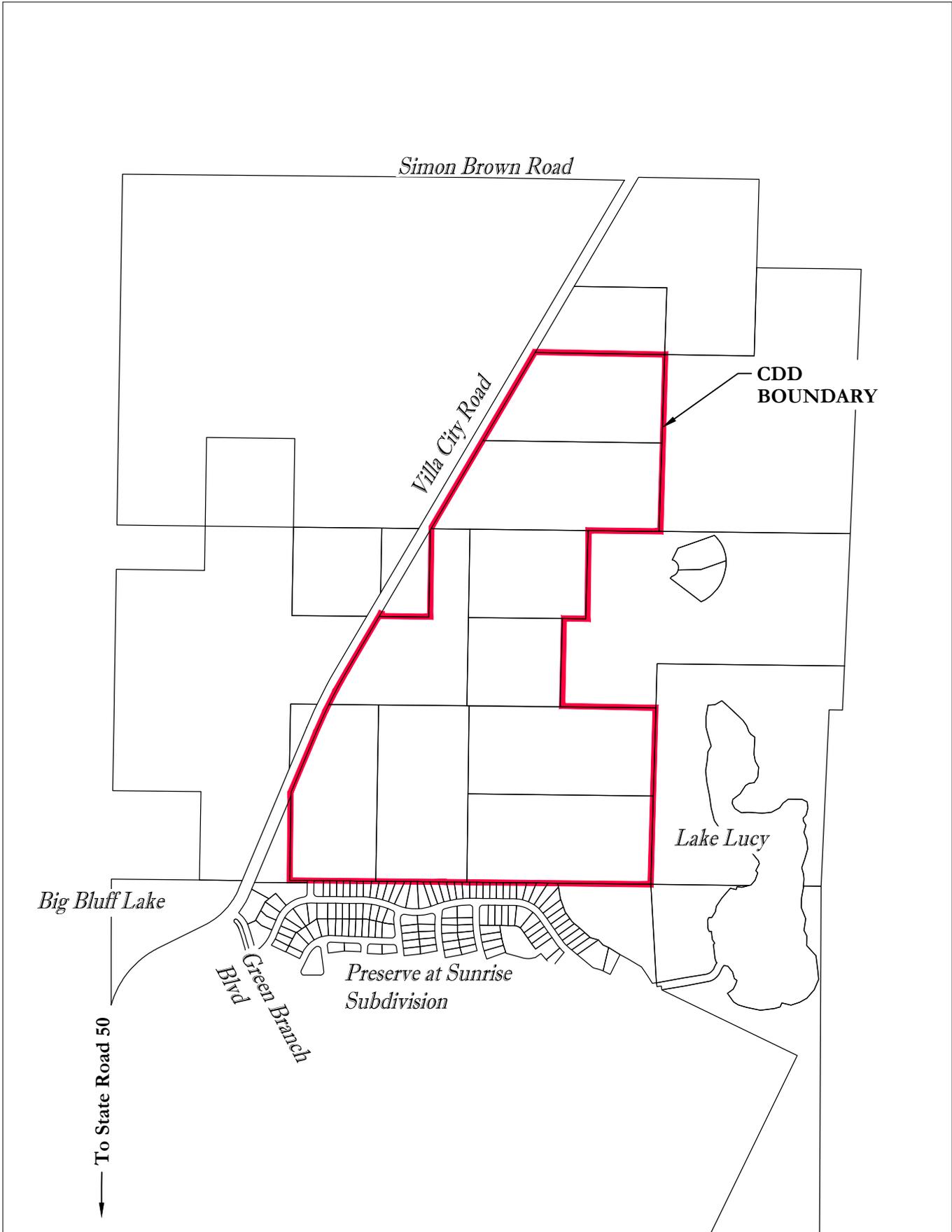
Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure

improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

As District Engineer:
Poulos & Bennett, LLC

A handwritten signature in black ink, appearing to read "David M. Kelly". The signature is written in a cursive, flowing style.

David M. Kelly, PE, CFM
State of Florida Professional Engineer No. 43325
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT



Vicinity Map

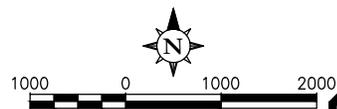
Cypress Bluff CDD

August 2022
P & B Job No.: 22-086

2602 E. Livingston St.
Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET

Exhibit 1

LEGAL DESCRIPTION – OVERALL PROPERTY (PREPARED BY THIS FIRM):

A REPLAT OF TRACTS 45, 46, 53, 54, 59, AND 60, A PORTION OF TRACTS 35 AND 36 AND A PORTION OF THE UNNAMED PORTION OF GROVELAND FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF UNPLATTED LANDS LYING IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, ALSO BEING A POINT ON THE EAST LINE OF TRACT A, RESERVE AT SUNRISE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 76 THROUGH 79 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00° 49' 47" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, BEING THE EAST LINE OF SAID TRACT A OF SAID PRESERVE AT SUNRISE PHASE 2, FOR A DISTANCE OF 659.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF VILLA CITY ROAD (COUNTY ROAD 565) ACCORDING TO THE FLORIDA DEPARTMENT RIGHT-OF-WAY MAP SECTION 1160-150; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN THE FOLLOWING COURSES: NORTH 22° 49' 18" EAST, FOR A DISTANCE OF 495.97 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3779.83 FEET, WITH A CHORD BEARING OF NORTH 26° 41' 03" EAST, AND A CHORD DISTANCE OF 509.22 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 43' 29" FOR A DISTANCE OF 509.61 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 30° 32' 48" EAST, FOR A DISTANCE OF 511.09 FEET TO A POINT ON THE WEST LINE OF AFORESAID TRACT 36; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN SOUTH 00° 48' 21" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 35.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 36; THENCE RUN SOUTH 89° 17' 32" EAST ALONG THE SOUTH LINE OF SAID TRACT 36, FOR A DISTANCE OF 364.09 FEET TO THE WEST LINE OF THE EAST 297.00 FEET OF SAID TRACT 36; THENCE RUN NORTH 00° 47' 20" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 661.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 36; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89° 17' 43" WEST ALONG SAID NORTH LINE, FOR A DISTANCE OF 5.84 FEET TO AFORESAID EASTERLY RIGHT-OF-WAY LINE OF VILLA CITY ROAD (COUNTY ROAD 565); THENCE DEPARTING SAID NORTH LINE RUN NORTH 30° 32' 48" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1526.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89° 12' 50" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 866.79 FEET TO THE EAST LINE OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 00° 45' 07" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1322.39 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 89° 17' 51" WEST, ALONG THE SAID NORTH LINE, FOR A DISTANCE OF 495.83 FEET TO THE EAST LINE OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 00° 46' 14" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 660.93 FEET TO THE SOUTH LINE OF THE WEST QUARTER OF THE

NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°18' 44" WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 165.32 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 00° 46' 27" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 660.98 FEET TO NORTHWEST CORNER OF SAID TRACT 54; THENCE RUN SOUTH 89° 20' 04" EAST, ALONG THE NORTH LINE OF SAID TRACT 54, FOR A DISTANCE OF 661.45 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE NORTHEAST CORNER OF SAID TRACT 54; THENCE RUN SOUTH 00° 44' 53" WEST, ALONG SAID EAST LINE, ALSO BEING THE EAST LINE OF SAID TRACT 54 AND TRACT 59, FOR A DISTANCE OF 1321.24 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 59 AND THE SOUTH LINE OF SAID SECTION 1, BEING THE NORTH LINE OF THE PRESERVE AT SUNRISE PHASE 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 1 THROUGH 6 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH AND NORTH LINES AND ALONG THE NORTH LINE OF SAID PRESERVE AT SUNRISE PHASE 2 RUN THE FOLLOWING COURSES: NORTH 89°19' 32" WEST, FOR A DISTANCE OF 1323.23 FEET; THENCE RUN NORTH 89° 23' 34" WEST, FOR A DISTANCE OF 1324.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND BEING A PORTION OF TRACT 46, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 10 THROUGH 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN S 89°17'20" E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 337.74 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°42'40" E FOR A DISTANCE OF 101.36 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3769.83 FEET, A CHORD BEARING OF N 29°17'14" E, AND A CHORD DISTANCE OF 165.69 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'06" FOR A DISTANCE OF 165.70 FEET TO A POINT OF TANGENCY; THENCE RUN N 30°32'48" E FOR A DISTANCE OF 79.55 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF N 77°38'48" E, AND A CHORD DISTANCE OF 40.84 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°48'00" FOR A DISTANCE OF 44.92 FEET TO A POINT OF TANGENCY; THENCE RUN S 59°27'12" E FOR A DISTANCE OF 83.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF S 64°30'57" E, AND A CHORD DISTANCE OF 37.06 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'30" FOR A DISTANCE OF 37.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF S 34°28'27" E, A CHORD DISTANCE OF 11.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°12'31"

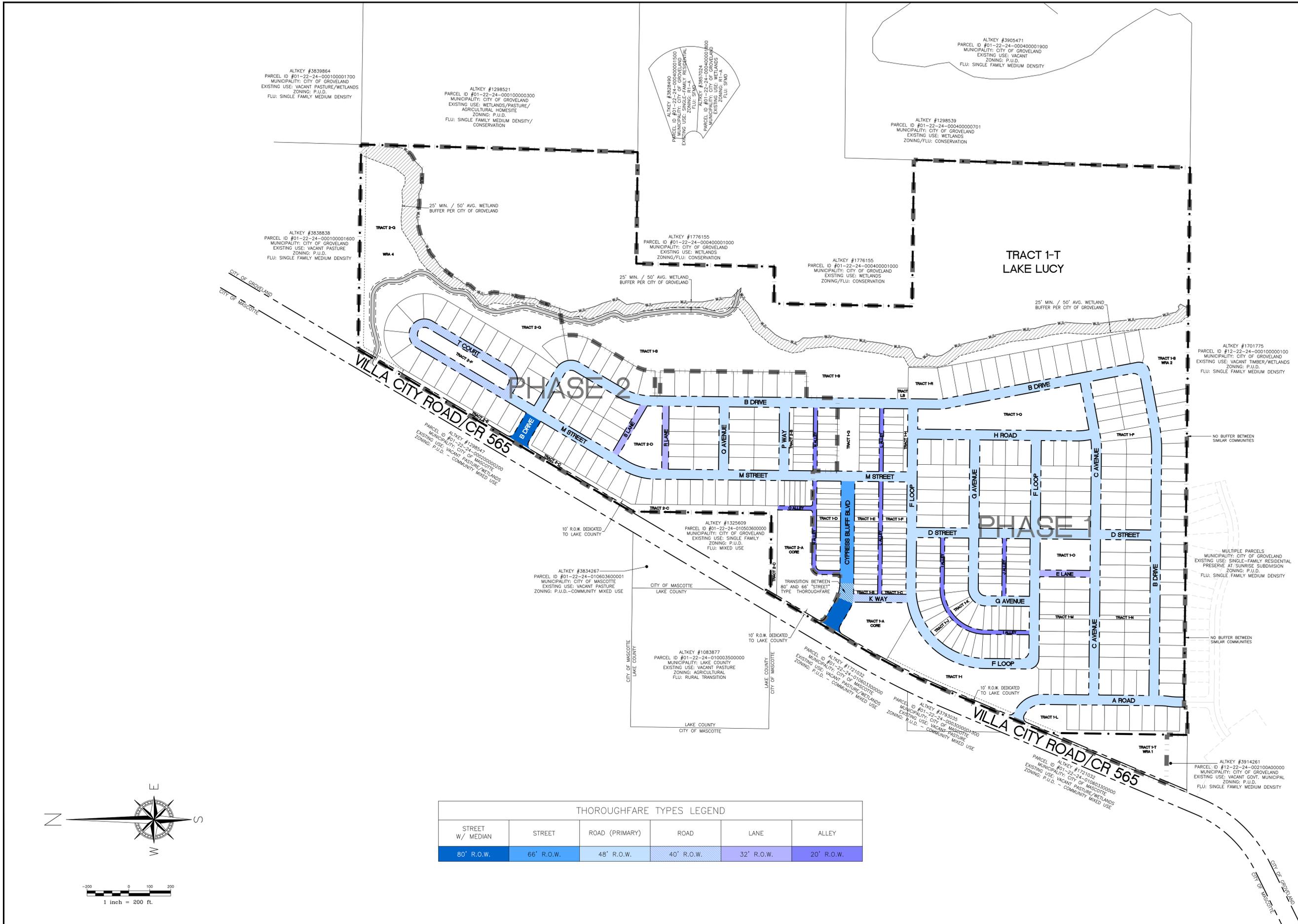
FOR A DISTANCE OF 12.25 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°37'48" W FOR A DISTANCE OF 253.03 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 382.00 FEET, WITH A CHORD BEARING OF S 74°12'22" W, AND A CHORD DISTANCE OF 72.01 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°49'01" FOR A DISTANCE OF 72.12 FEET TO A POINT OF NON TANGENCY; THENCE RUN N 59°27'12" W FOR A DISTANCE OF 233.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND BEING A PORTION OF TRACTS 45 AND 46, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 10 THROUGH 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN S 89°17'20" E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 739.14 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°42'40" E FOR A DISTANCE OF 328.72 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°22'12" W FOR A DISTANCE OF 39.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 180.00 FEET, A CHORD BEARING OF N 74°24'42" W AND A CHORD DISTANCE OF 92.92 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°55'00" FOR A DISTANCE OF 93.99 FEET TO A POINT OF TANGENCY; THENCE RUN N 59°27'12" W FOR A DISTANCE OF 89.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 16°45'14" W, AND A CHORD DISTANCE OF 33.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°23'57" FOR A DISTANCE OF 37.26 FEET TO A NON-TANGENT LINE; THENCE RUN N 30°32'48" E FOR A DISTANCE OF 231.64 FEET; THENCE RUN S 89°18'59" E FOR A DISTANCE OF 406.83 FEET; THENCE RUN S 00°37'48" W FOR A DISTANCE OF 156.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF S 45°37'48" W, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN N 89°22'12" W FOR A DISTANCE OF 255.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF S 45°37'48" W, AND A CHORD DISTANCE OF 56.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°37'48" W FOR A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 152.63 ACRES, MORE OR LESS.



THOROUGHFARE TYPES LEGEND

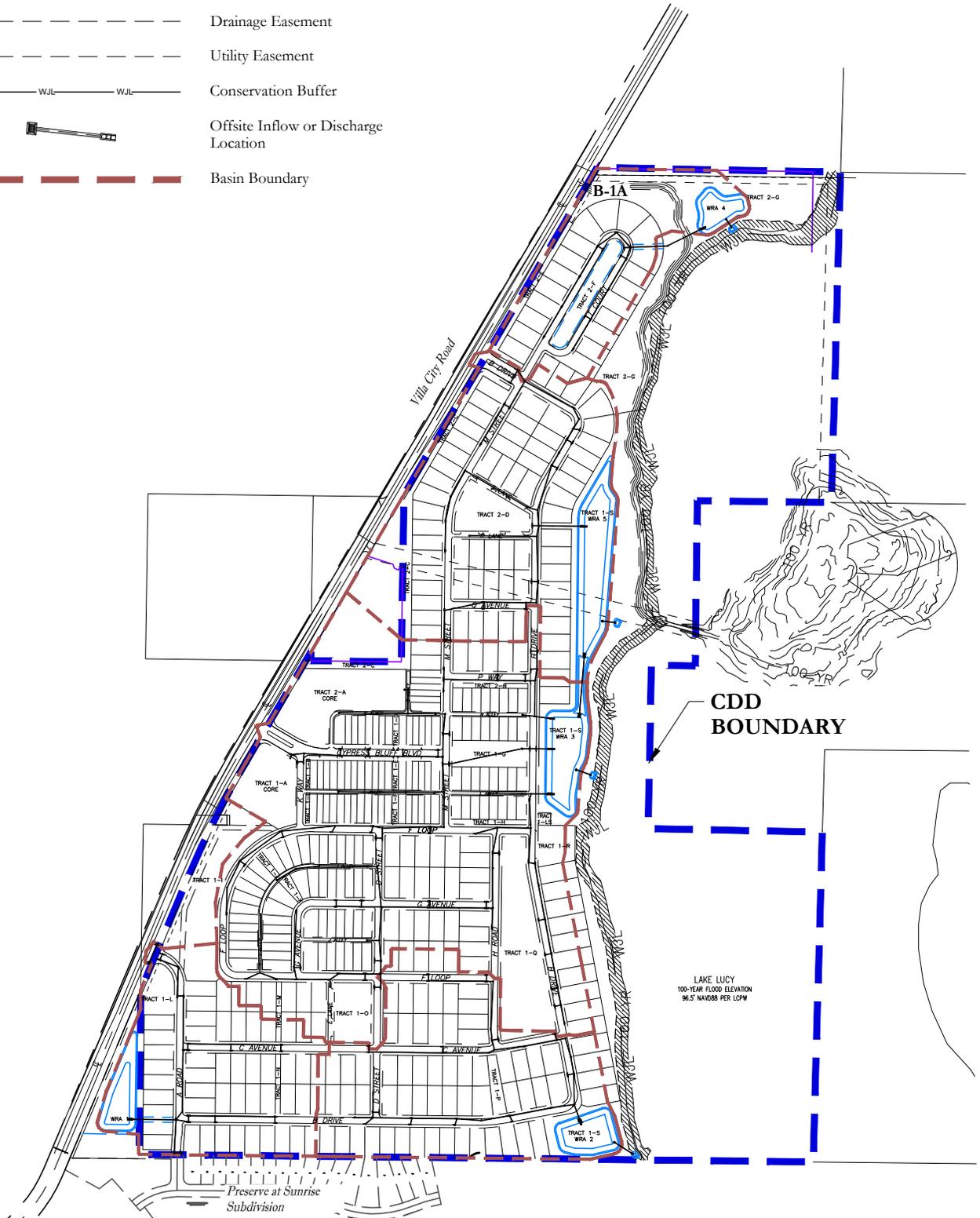
STREET W/ MEDIAN	STREET	ROAD (PRIMARY)	ROAD	LANE	ALLEY
80' R.O.W.	66' R.O.W.	48' R.O.W.	40' R.O.W.	32' R.O.W.	20' R.O.W.

Knight Engineering Services	Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029872
CYPRESS BLUFF	SECTION 01, TOWNSHIP 22S, RANGE 24E, LAKE COUNTY, FLORIDA APPLICANT/DEVELOPER: SLIC INDIGO LAKES, LLC 1133 LOUISIANA AVENUE, SUITE 101, WINTER PARK, FLORIDA 32789
THOROUGHFARE TYPES PLAN	
DATE	May 2022
DRAWN BY	TLK
PROJECT NUMBER	19-07
SCALE	1" = 200'
SHEET NUMBER	

GENERAL LEGEND

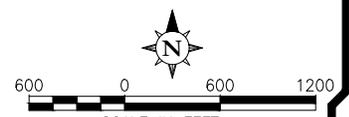
-  CDD Boundary
-  Drainage Easement
-  Utility Easement
-  Conservation Buffer
-  Offsite Inflow or Discharge Location
-  Basin Boundary

Simon Brown Road



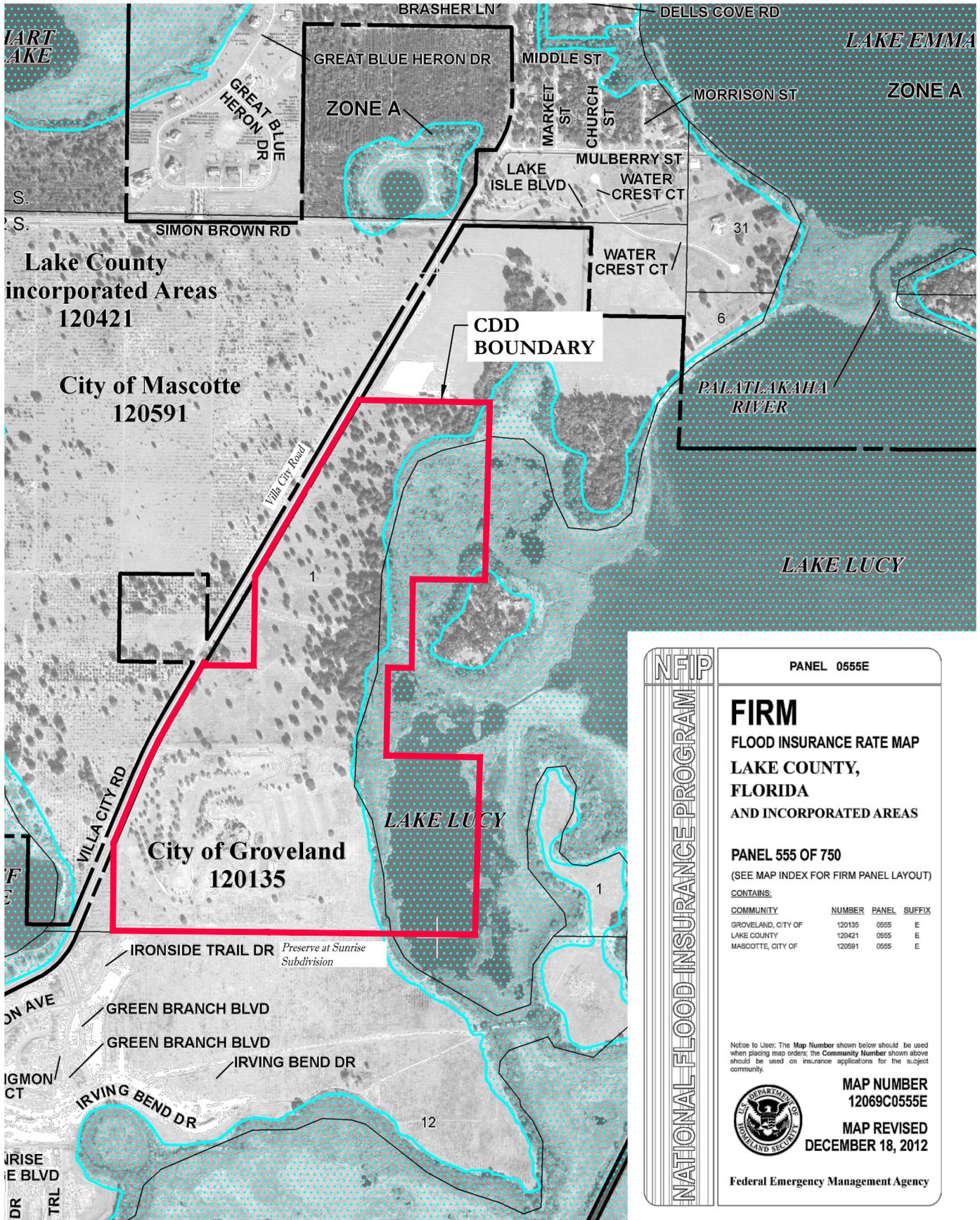
Post-Development Drainage Map
Cypress Bluff CDD

POULOS & BENNETT



SCALE IN FEET

Exhibit 5



Lake County
incorporated Areas
120421

City of Mascotte
120591

City of Groveland
120135

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0555E

FIRM
FLOOD INSURANCE RATE MAP
LAKE COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 555 OF 750
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GROVELAND, CITY OF	120135	0555	E
LAKE COUNTY	120421	0555	E
MASCOTTE, CITY OF	120591	0555	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

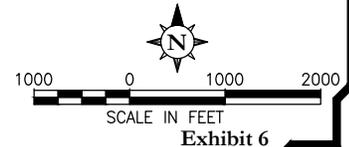
MAP NUMBER
12069C0555E
MAP REVISED
DECEMBER 18, 2012

Federal Emergency Management Agency

FEMA Map

Cypress Bluff CDD

POULOS & BENNETT



-  Groveland ISBA
- Road Network**
-  County Road
-  State Road
-  US Highway
-  Turnpike
-  Local Streets
-  Open Water
- Future Land Use**
-  Town
-  GS Town
-  Village
-  Hamlet
-  Established Neighborhood
-  Employment Center
-  GS Rural
-  Agriculture
-  Conservation

**CDD
BOUNDARY
FLU
VILLAGE**

Future Land Use

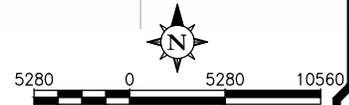
Cypress Bluff CDD

POULOS & BENNETT

August 2022
P & B Job No.: 22-086

2602 E. Livingston St.
Orlando, Florida 32803 - 407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET
Exhibit 8

Exhibit 10



Southern Development & Construction

2544 Connection Point

Oviedo, FL 32765

Contact: Kenny Bare

Phone: 407-221-2431

Fax:

Quote To: Steve Feccia
 KB Home Orlando
 Phone: 407-587-3404
 Email: smfeccia@kbhome.com

Job Name: Cypress Bluff
 Date of Plans: May 20, 2022
 Revision Date:

Proposal Date: July 1, 2022

HCSS #22-099

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
PHASE 1					
PH 1 GENERAL CONDITIONS					
10	MOBILIZATION	1.00	LS	77,303.00	77,303.00
20	CONSTRUCTION LAYOUT & AS-BUILTS	1.00	LS	195,000.00	195,000.00
TOTAL PH 1 GENERAL CONDITIONS					272,303.00
PH 1 SITE PREPARATION					
45	SINGLE ROW SILT FENCE	8,080.00	LF	3.00	24,240.00
50	DOUBLE ROW SILT FENCE	4,470.00	LF	4.50	20,115.00
55	CONSTRUCTION ENTRANCE	2.00	EA	7,100.00	14,200.00
60	INLET PROTECTION	148.00	EA	160.00	23,680.00
65	EROSION CONTROL MAINTENANCE	1.00	LS	56,000.00	56,000.00
70	CLEAR & GRUB, BURN ON SITE	120.00	AC	3,925.00	471,000.00
75	REMOVE FLATWORK	59,900.00	SF	1.30	77,870.00
80	REMOVE WOODEN BRIDGE	1.00	LS	33,000.00	33,000.00
90	POND EXCAVATION & EMBANKMENT	35,500.00	CY	6.25	221,875.00
95	GRADE POND SLOPES	1.00	LS	32,000.00	32,000.00
100	SOD POND SLOPES (BAHIA)	42,000.00	SY	3.15	132,300.00
105	SEED & MULCH POND BOTTOM	13,350.00	SY	0.40	5,340.00
110	SITE EXCAVATION & EMBANKMENT	415,000.00	CY	5.00	2,075,000.00
115	EXPORT FILL	268,000.00	CY	1.50	402,000.00
120	RETAINING WALL GRADING	10,445.00	LF	15.50	161,897.50
125	RETAINING WALL	60,670.00	SF	25.00	1,516,750.00
130	RETAINING WALL RAILING	10,445.00	LF	100.00	1,044,500.00
135	LOT GRADING	271.00	EA	260.00	70,460.00
140	SIDEWALK GRADING	6,530.00	SY	7.00	45,710.00
145	R/W GRADING	1.00	LS	38,000.00	38,000.00
150	SEED & MULCH LOTS AND OPEN SPACE	431,440.00	SY	0.40	172,576.00
TOTAL PH 1 SITE PREPARATION					6,638,513.50
PH 1 SANITARY SEWER					

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
205	8" SDR-35 PVC (4'-10')	6,825.00	LF	42.00	286,650.00
210	8" SDR-26 PVC (10'-20')	4,460.00	LF	52.00	231,920.00
215	4' DIA. MANHOLE	47.00	EA	11,000.00	517,000.00
225	6" PVC SINGLE SEWER SERVICE	63.00	EA	2,000.00	126,000.00
230	6" PVC DOUBLE SEWER SERVICE	104.00	EA	2,100.00	218,400.00
240	T.V. & AIR TEST SANITARY SEWER	11,175.00	LF	6.00	67,050.00
	TOTAL PH 1 SANITARY SEWER				1,447,020.00
	PH 1 LIFT STATION AND FORCE MAIN				
305	LIFT STATION-6' DIA WET WELL-31' DEEP-15HP PUMPS	1.00	EA	430,000.00	430,000.00
306	GENERATOR - 52 WEEK LEAD TIME	1.00	LS	140,000.00	140,000.00
307	LIFT STATION DEWATERING	1.00	LS	15,000.00	15,000.00
310	6" STONE/ FABRIC LIFT STATION YARD	1,280.00	SF	7.00	8,960.00
315	6" CONCRETE LIFT STATION DRIVEWAY	285.00	SF	20.00	5,700.00
320	6' VINYL FENCE	160.00	LF	60.00	9,600.00
325	LIFT STATION WATER SERVICE	1.00	EA	2,300.00	2,300.00
330	12"x6" TAPPING SLEEVE & VALVE	1.00	EA	7,900.00	7,900.00
335	6" PVC FORCE MAIN	1,515.00	LF	35.00	53,025.00
340	6" PLUG VALVE & BOX	2.00	EA	3,350.00	6,700.00
345	AIR RELEASE VALVE	1.00	EA	11,000.00	11,000.00
350	FITTINGS AND TESTING	1.00	LS	14,500.00	14,500.00
	TOTAL PH 1 LIFT STATION AND FORCE MAIN				704,685.00
	PH 1 DRAINAGE				
405	15" CL III RCP	6,620.00	LF	54.00	357,480.00
410	18" CL III RCP	2,200.00	LF	70.00	154,000.00
415	24" CL III RCP	2,885.00	LF	103.00	297,155.00
420	30" CL III RCP	1,175.00	LF	147.00	172,725.00
425	36" CL III RCP	980.00	LF	192.00	188,160.00
430	42" CL III RCP	670.00	LF	258.00	172,860.00
435	TYPE P5 CURB INLET	84.00	EA	6,825.00	573,300.00
440	TYPE J5 CURB INLET	5.00	EA	12,050.00	60,250.00
445	TYPE P6 CURB INLET	30.00	EA	7,600.00	228,000.00
450	TYPE J6 CURB INLET	4.00	EA	12,500.00	50,000.00
455	TYPE P STORM MANHOLE	16.00	EA	6,000.00	96,000.00
460	TYPE J STORM MANHOLE	7.00	EA	9,900.00	69,300.00
465	TYPE V INLET	18.00	EA	6,825.00	122,850.00
470	VALLEY GUTTER INLET	5.00	EA	11,000.00	55,000.00
475	TYPE E DBI CONTROL STRUCTURE	3.00	EA	13,000.00	39,000.00
480	18" U-ENDWALL W/ BAFFLE	3.00	EA	3,150.00	9,450.00
485	24" MITERED END SECTION	1.00	EA	3,800.00	3,800.00
490	30" MITERED END SECTION	1.00	EA	5,900.00	5,900.00
495	36" MITERED END SECTION	4.00	EA	7,000.00	28,000.00
500	42" MITERED END SECTION	2.00	EA	8,100.00	16,200.00
501	MES ENERGY DISSIPATOR	6.00	EA	2,500.00	15,000.00
505	RIP RAP	300.00	SF	23.00	6,900.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
510	CLEAN & TV DRAINAGE PIPING	14,465.00	LF	7.00	101,255.00
	TOTAL PH 1 DRAINAGE				2,822,585.00
	PH 1 WATER DISTRIBUTION SYSTEM				
605	12"x8" TAPPING SLEEVE & VALVE	1.00	EA	9,200.00	9,200.00
606	2" JUMPER ASSEMBLY	1.00	EA	3,200.00	3,200.00
610	WATER-REUSE JUMPER	1.00	EA	29,000.00	29,000.00
615	8" C-900 DR-18 PVC	13,215.00	LF	53.00	700,395.00
620	8" GATE VALVE & BOX	77.00	EA	2,950.00	227,150.00
625	2" BLOW OFF ASSEMBLY	4.00	EA	2,100.00	8,400.00
630	FIRE HYDRANT ASSEMBLY	16.00	EA	8,500.00	136,000.00
635	AIR RELEASE VALVE	4.00	EA	8,900.00	35,600.00
640	1" SINGLE WATER SERVICE	17.00	EA	1,200.00	20,400.00
645	1.5" DOUBLE WATER SERVICE	127.00	EA	1,700.00	215,900.00
650	FITTINGS AND TESTING	1.00	LS	79,500.00	79,500.00
	TOTAL PH 1 WATER DISTRIBUTION SYSTEM				1,464,745.00
	PH 1 REUSE DISTRIBUTION SYSTEM				
805	8" C-900 DR-18 PURPLE PVC	12,380.00	LF	53.00	656,140.00
810	8" GATE VALVE & BOX	70.00	EA	2,950.00	206,500.00
815	2" BLOW OFF ASSEMBLY	5.00	EA	2,100.00	10,500.00
820	AIR RELEASE VALVE	3.00	EA	8,900.00	26,700.00
825	1" SINGLE REUSE SERVICE	61.00	EA	1,200.00	73,200.00
830	1.5" DOUBLE REUSE SERVICE	110.00	EA	1,700.00	187,000.00
835	FITTINGS AND TESTING	1.00	LS	64,250.00	64,250.00
	TOTAL PH 1 REUSE DISTRIBUTION SYSTEM				1,224,290.00
	PH 1 ON-SITE PAVEMENT				
905	12" STABILIZED SUBGRADE	45,780.00	SY	7.50	343,350.00
910	24" TYPE "F" CURB & GUTTER	670.00	LF	29.00	19,430.00
915	24" MIAMI CURB & GUTTER	23,500.00	LF	23.00	540,500.00
920	16" TYPE "A" MEDIAN CURB	255.00	LF	28.00	7,140.00
925	8" LIME ROCK BASE	35,850.00	SY	20.00	717,000.00
930	1 1/2" SP 9.5 ASPHALT - ONE LIFT	35,790.00	SY	15.90	569,061.00
935	TYPE "D" TRENCH CURB	1,100.00	LF	21.50	23,650.00
936	12" RIBBON CURB	5,220.00	LF	18.00	93,960.00
940	4" CONCRETE SIDEWALK - NON REINFORCED	58,750.00	SF	8.00	470,000.00
945	SIDEWALK RAMP	96.00	EA	1,300.00	124,800.00
947	PRIVATE DRIVE 6" CONCRETE	1,670.00	SY	100.00	167,000.00
950	2' SOD (BAHIA) BACK OF CURB	5,375.00	SY	3.15	16,931.25
955	STRIPING & SIGNS	1.00	LS	56,000.00	56,000.00
960	WHEEL STOP	9.00	EA	95.00	855.00
	TOTAL PH 1 ON-SITE PAVEMENT				3,149,677.25
	PH 1 OFF-SITE PAVEMENT				
1005	MAINTENANCE OF TRAFFIC	1.00	LS	16,000.00	16,000.00
1010	SINGLE ROW SILT FENCE	1,610.00	LF	3.00	4,830.00
1015	REMOVE ASPHALT	920.00	SY	18.00	16,560.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1020	18" CL III RCP	95.00	LF	79.00	7,505.00
1025	18" MITERED END SECTION	2.00	EA	3,200.00	6,400.00
1030	12" STABILIZED SUBGRADE	2,570.00	SY	20.00	51,400.00
1035	10" LIMEROCK BASE	1,350.00	SY	35.00	47,250.00
1037	MILL EXISTING PAVEMENT 1"	3,395.00	SY	2.75	9,336.25
1040	1/2" LEVELING COURSE	3,395.00	SY	10.00	33,950.00
1045	2" SP 12.5 ASPHALT	1,350.00	SY	23.50	31,725.00
1050	2 1/2" SP 12.5 ASPHALT	4,745.00	SY	26.25	124,556.25
1055	1" FRICTION COURSE	4,745.00	SY	14.60	69,277.00
1060	4" CONCRETE SIDEWALK - NON REINFORCED	7,225.00	SF	8.00	57,800.00
1065	STRIPING & SIGNS	1.00	LS	15,300.00	15,300.00
1070	GRADE & SOD (BAHIA) DISTURBED R/W	1.00	LS	31,400.00	31,400.00
	TOTAL PH 1 OFF-SITE PAVEMENT				523,289.50
	TOTAL PHASE 1				18,247,108.25

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
PHASE 2					
PH 2 GENERAL CONDITIONS					
2010	MOBILIZATION	1.00	LS	79,000.00	79,000.00
2020	CONSTRUCTION LAYOUT & AS-BUILTS	1.00	LS	90,000.00	90,000.00
TOTAL PH 2 GENERAL CONDITIONS					169,000.00
PH 2 SITE PREPARATIONS					
2045	SINGLE ROW SILT FENCE	7,000.00	LF	3.00	21,000.00
2050	CONSTRUCTION ENTRANCE	1.00	EA	7,100.00	7,100.00
2055	INLET PROTECTION	61.00	EA	160.00	9,760.00
2060	EROSION CONTROL MAINTENANCE	1.00	LS	28,000.00	28,000.00
2065	DISK SITE	40.00	AC	600.00	24,000.00
2070	LOT GRADING	115.00	EA	368.00	42,320.00
2075	SIDEWALK GRADING	2,110.00	SY	7.00	14,770.00
2080	R/W GRADING	1.00	LS	18,000.00	18,000.00
2085	SEED & MULCH LOTS AND OPEN SPACE	139,150.00	SY	0.40	55,660.00
TOTAL PH 2 SITE PREPARATIONS					220,610.00
PH 2 SANITARY SEWER					
2203	CONNECT TO EXISTING MANHOLE	2.00	EA	3,800.00	7,600.00
2205	8" SDR-35 PVC (4'-10')	2,630.00	LF	41.50	109,145.00
2210	8" SDR-26 PVC (10'-20')	2,640.00	LF	54.00	142,560.00
2215	4' DIA. MANHOLE	24.00	EA	11,000.00	264,000.00
2225	6" PVC SINGLE SEWER SERVICE	23.00	EA	2,000.00	46,000.00
2230	6" PVC DOUBLE SEWER SERVICE	46.00	EA	2,100.00	96,600.00
2235	T.V. & AIR TEST SANITARY SEWER	5,270.00	LF	6.00	31,620.00
TOTAL PH 2 SANITARY SEWER					697,525.00
PH 2 DRAINAGE					
2405	CONNECT TO PHASE 1 STRUCTURE	5.00	EA	5,600.00	28,000.00
2410	15" CL III RCP	3,510.00	LF	54.00	189,540.00
2415	18" CL III RCP	895.00	LF	70.00	62,650.00
2420	24" CL III RCP	830.00	LF	103.00	85,490.00
2425	30" CL III RCP	255.00	LF	161.00	41,055.00
2430	TYPE P5 CURB INLET	38.00	EA	6,600.00	250,800.00
2435	TYPE J5 CURB INLET	3.00	EA	12,000.00	36,000.00
2440	TYPE P6 CURB INLET	10.00	EA	7,600.00	76,000.00
2445	TYPE J6 CURB INLET	2.00	EA	12,000.00	24,000.00
2450	TYPE P STORM MANHOLE	7.00	EA	6,200.00	43,400.00
2455	TYPE V INLET	7.00	EA	7,200.00	50,400.00
2460	TYPE C DBI CONTROL STRUCTURE	1.00	EA	11,000.00	11,000.00
2465	18" U-ENDWALL W/ BAFFLE	1.00	EA	3,150.00	3,150.00
2470	24" MITERED END SECTION	1.00	EA	3,800.00	3,800.00
2475	RIP RAP	100.00	SF	23.00	2,300.00
2480	CLEAN & TV DRAINAGE PIPING	5,490.00	LF	7.00	38,430.00
TOTAL PH 2 DRAINAGE					946,015.00
PH 2 WATER DISTRIBUTION SYSTEM					
2605	CONNECT TO EXISTING STUB	3.00	EA	1,700.00	5,100.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
2610	12"x8" TAPPING SLEEVE & VALVE	1.00	EA	9,200.00	9,200.00
2611	2" JUMPER ASSEMBLY	1.00	EA	3,200.00	3,200.00
2615	8" C-900 DR-18 PVC	6,540.00	LF	53.00	346,620.00
2620	8" GATE VALVE & BOX	39.00	EA	2,950.00	115,050.00
2625	FIRE HYDRANT ASSEMBLY	6.00	EA	8,500.00	51,000.00
2630	AIR RELEASE VALVE	1.00	EA	8,900.00	8,900.00
2635	1" SINGLE WATER SERVICE	5.00	EA	1,200.00	6,000.00
2640	1.5" DOUBLE WATER SERVICE	55.00	EA	1,700.00	93,500.00
2645	FITTINGS AND TESTING	1.00	LS	50,500.00	50,500.00
	TOTAL PH 2 WATER DISTRIBUTION SYSTEM				689,070.00
	PH 2 REUSE DISTRIBUTION SYSTEM				
2805	CONNECT TO EXISTING STUB	2.00	EA	1,700.00	3,400.00
2810	8" C-900 DR-18 PURPLE PVC	5,785.00	LF	53.00	306,605.00
2815	8" GATE VALVE & BOX	38.00	EA	2,950.00	112,100.00
2820	AIR RELEASE VALVE	1.00	EA	8,900.00	8,900.00
2825	1" SINGLE REUSE SERVICE	22.00	EA	1,200.00	26,400.00
2830	1.5" DOUBLE REUSE SERVICE	49.00	EA	1,700.00	83,300.00
2835	FITTINGS AND TESTING	1.00	LS	42,500.00	42,500.00
	TOTAL PH 2 REUSE DISTRIBUTION SYSTEM				583,205.00
	PH 2 ON-SITE PAVEMENT				
2905	12" STABILIZED SUBGRADE	18,625.00	SY	7.75	144,343.75
2910	24" TYPE "F" CURB & GUTTER	285.00	LF	29.00	8,265.00
2915	24" MIAMI CURB & GUTTER	9,635.00	LF	23.00	221,605.00
2920	16" TYPE "A" MEDIAN CURB	285.00	LF	28.00	7,980.00
2925	8" LIME ROCK BASE	14,650.00	SY	20.00	293,000.00
2930	1 1/2" SP 9.5 ASPHALT - ONE LIFT	14,625.00	SY	16.25	237,656.25
2935	TYPE "D" TRENCH CURB	400.00	LF	22.50	9,000.00
2940	12" RIBBON CURB	1,710.00	LF	18.00	30,780.00
2945	4" CONCRETE SIDEWALK - NON REINFORCED	18,950.00	SF	8.00	151,600.00
2950	SIDEWALK RAMP	32.00	EA	1,300.00	41,600.00
2955	2' SOD (BAHIA) BACK OF CURB	2,205.00	SY	3.15	6,945.75
2960	STRIPING & SIGNS	1.00	LS	27,000.00	27,000.00
	TOTAL PH 2 ON-SITE PAVEMENT				1,179,775.75
	PH 2 OFF-SITE PAVEMENT				
3005	MAINTENANCE OF TRAFFIC	1.00	LS	16,000.00	16,000.00
3010	REMOVE ASPHALT	520.00	SY	18.00	9,360.00
3015	SINGLE ROW SILT FENCE	1,180.00	LF	3.00	3,540.00
3020	12" STABILIZED SUBGRADE	2,705.00	SY	20.00	54,100.00
3025	10" LIMEROCK BASE	1,540.00	SY	35.00	53,900.00
3027	MILL EXISITNG PAVEMENT 1"	3,370.00	SY	2.75	9,267.50
3030	1/2" LEVELING COURSE	3,370.00	SY	10.00	33,700.00
3035	2" SP 12.5 ASPHALT	1,540.00	SY	23.50	36,190.00
3040	2 1/2" SP 12.5 ASPHALT	4,910.00	SY	26.25	128,887.50
3045	1" FRICTION COURSE	4,910.00	SY	14.60	71,686.00
3050	4" CONCRETE SIDEWALK - NON REINFORCED	7,470.00	SF	8.00	59,760.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
3055	STRIPING & SIGNS	1.00	LS	15,000.00	15,000.00
3060	GRADE & SOD (BAHIA) DISTURBED R/W	1.00	LS	27,300.00	27,300.00
	TOTAL PH 2 OFF-SITE PAVEMENT				518,691.00
	TOTAL PHASE 2				5,003,891.75

GRAND TOTAL

23,251,000.00

NOTES:

PROJECT SPECIFIC NOTES

1. This proposal is based on current market prices (Off Road Diesel @ \$5.25/gal) & subject to pricing revisions.
2. Final pricing of Trucking will be determined at time of shipment.
3. Fire lines/services are not included.

GENERAL CONDITIONS/ CONTRACT

1. This proposal is based on the following Plans:
Titled: Cypress Bluff
Prepared By: Knight Engineering Services
Dated: May 20, 2022

This proposal is based on the above referenced Civil drawings only. Work and/or details shown in other drawings/specifications is not included in this proposal.

2. This proposal is based on the following Soils Report:
Prepared By: Universal Engineering Sciences, Inc.
Dated: November 5, 2021
3. This proposal and notes shall become an attachment to the contract.
4. Unless provided for otherwise in this proposal, this proposal is valid for 20 days from the date of the proposal. If a contract or other agreement is not executed within 20 days, then this proposal is subject to be reviewed for adjustment.
5. This work is based on a completion date by June 2023, or an agreed project schedule as an attachment to the contract jointly prepared by Owner and SDC.
6. Project is based on one (2) site work mobilization(s) - Mobilization payment shall be in full at month 2 billing.
 - A. 50% of the Mobilization Payment is due in the first billing cycle.
 - B. Remainder of the Mobilization Payment is due in the 2nd billing cycle.
7. This proposal is furnished as a complete scope of work as defined above and shall be contracted to SDC in its entirety. Individual line items cannot be removed unless specific changes are approved by SDC.
8. Work is to be completed during normal business hours Mon-Fri (7AM -5PM). Night work is excluded.
9. SDC must have 2 weeks advanced notice in order to better assure timely scheduling of the work required for the project.
10. This proposal does not include Payment and Performance and/or Road Crossing(s) Bonds; if Payment and Performance Bond required, add 1.5% to the contract price. Minimum cost is \$ 500.00.
11. Cost of density testing is not included.
12. Testing and/or inspections, shall be conducted by others and is not included in this proposal.
13. Cost of permits other than those listed below is excluded. Any other permits in which SDC obtains will be reimbursed by the Owner/Developer.
 - A. Notice of Intent (NOI) for the National Pollution Discharge Elimination System (NPDES) while SDC is on site.
 - B. Deleted
14. Decorative/ Retaining walls, Fences, Landscaping, Irrigation, Dumpsters & Enclosures, Decorative Paving/ Pavers and Hardscape is excluded unless otherwise noted.
15. Prior to mobilization, site survey control, design CAD files and matching PDF plans shall be provided to SDC.
16. Horizontal survey control shall consist of a minimum of three (3) site control points including description of points, northings, eastings and horizontal datum. Vertical control shall consist of a minimum of two (2) site benchmarks including descriptions, elevations and vertical datum. The preferred Software of CAD files is AutoCAD Civil 3D. The preferred file transfer method of CAD files is E-Transmit.
17. For Bonded projects: Retainage will not be held until 75% of the current contract amount is completed. Retainage (10%) may be held for the value of the work exceeding 75% of the current contract amount. All remaining retainage to be released upon acceptance by governing municipality.
18. For Non-Bonded projects: Retainage (10%) may be held until 50% of the contract is billed. Upon completion of 51% of

the project, retainage shall be reduced to 5%. Upon installation of the 1st lift of Asphalt, retainage shall be reduced to 2.5%. All remaining retainage to be released upon acceptance by governing municipality.

19. This proposal does not include any provisions for participating in either Owner Controlled Insurance Programs (OCIP) or Contractor Controlled Insurance Programs (CCIP) or any other insurance program furnished by others.

20. Draw down of retention ponds for inspection is not included.

CLEARING/ EARTHWORK/ GRADING

1. All debris shall be burned on site in open piles during clearing & grubbing as allowed by the Division of Forestry.
2. Site prep shall be by disking only.
3. Removal of debris such as tires, vehicles, refrigerators, etc. is excluded unless otherwise noted and quantified.
4. All excess earth materials generated by the construction of SDC's scope shall become the property of SDC unless otherwise agreed to with the Owner/Developer.
5. Handling and/or unsuitable soils disposal is excluded unless noted in the schedule of values.
6. Handling and/or removal of contaminated soils is not included.
7. Undercutting of soils is excluded unless noted in the schedule of values.
8. Any handling or removal of materials generated by others will require a Change Order to dispose and/or relocate these materials.
9. Excludes relocation or removal of existing utilities unless specified. They may include any of the following:
 - A. Gas services or gas mains
 - B. Phone lines, Cable, Fiber optic lines or systems, Any other telecom facility
 - C. Power - distribution or transmission line (above or underground)
 - D. Water mains/Services, Reclaimed water mains/services, Irrigation
10. Ground water sampling and/or treatment for contaminants is excluded.
11. Removal of any transite pipe by others.
12. Removal of invasive plant species by others.
13. Gopher tortoise surveys and relocation cost is excluded.
14. Any mitigation cost is excluded.
15. Capping and/or grouting of wells is excluded unless specified.
16. Dewatering discharge is assumed to be permitted off-site.
17. Building Pads and/or Lot House Pads to be left 6" below finish floor elevation. Termite treatment by others.
18. Final grading to be +/- 0.1' one time only.
19. Lot and/or site sodding is excluded.

SANITARY SEWER

1. Utility material pricing is extremely volatile. Final pricing of material will be determined at time of shipment.
2. Dewatering discharge is assumed to be permitted off-site.
3. T.V./ Air testing of Gravity Sewer is included for one (1) time. Testing of laterals/ services is not included. Additional cleaning may be performed @ \$5.00/LF.
4. Sewer services to be provided to lot corners or within 5' of building pads as applicable. Connection by others.

LIFT STATION/ FORCE MAIN

1. Power to lift station site by others.
2. This proposal does not include AMI Tower, Telemetry, Odor Control and/or Backup Generator/Pump(s).
3. Lift Station Site perimeter chain link fence is included. Any other screen wall, landscaping, etc. is not included.
4. Dewatering discharge is assumed to be permitted off-site.

DRAINAGE

1. Utility material pricing is extremely volatile. Final pricing of material will be determined at time of shipment.
2. Dewatering discharge is assumed to be permitted off-site.
3. Video & Cleaning of storm drainage included is for one (1) time. Additional medium (< 20%) cleaning may be performed @ \$ 10.00/LF (15" to 42") not including plug and dewatering.
4. Roof drains/connections are not included.

WATER/ REUSE DISTRIBUTION SYSTEM

1. Utility material pricing is extremely volatile. Final pricing of material will be determined at time of shipment.
2. The cost of meters is excluded unless otherwise noted.
3. Services to be provided to lot corners or within 5' of building pads as applicable. Connection by others.

PAVEMENT

1. Project includes four (4) asphalt mobilizations. Additional mobilizations are \$ 5,000/each.
2. Asphalt to be installed in one lift unless otherwise noted.
3. Repair of trenches by others (electrical, irrigation, etc.) is excluded.
4. Utility and irrigation sleeving is excluded unless otherwise noted.
5. Temporary striping and/or striping on first lift of asphalt is not included.
6. "Light" Sweeping prior to the final lift of asphalt is includes a broom tractor only. Cost for additional cleaning will be billed time & materials.
7. Flatwork finishes shall be broom finish without any sealant and or caulking.
8. Asphalt pricing is based on the use of the maximum allowable RAP (Recycled Asphalt Product) in the production of the hot mix asphalt, as per the current FDOT standards, unless the item is noted otherwise.
9. Liquid asphalt and aggregate pricing can be volatile. Increases of 5% or more will allow unit price adjustments in accordance with the liquid asphalt pricing index provided by FDOT.

FIRST SUPPLEMENTAL ENGINEER'S REPORT

CYPRESS BLUFF

(ASSESSMENT AREA ONE PROJECT)

PREPARED FOR:

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

POULOS & BENNETT

FEBRUARY 2025
(ADOPTED APRIL 15, 2025)

FIRST SUPPLEMENTAL ENGINEER'S REPORT

1. INTRODUCTION

This report was prepared for the Cypress Bluff Community Development District's (CB CDD), supplements the *Engineer's Report*, dated April 18, 2023 (**Report**), and sets forth the description and costs for the CB CDD's **Assessment Area One Project** (hereinafter defined). Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Report.

2. CAPITAL IMPROVEMENT PROGRAM COST UPDATE

The original Capital Improvement Program (CIP) budget was derived from prevailing costs in 2022. Since that time, the construction industry has experienced increased costs of materials and labor expenses. In response to increasing costs, the CIP has been updated, based on actual costs and current market conditions.

PROBABLE CAPITAL IMPROVEMENT COSTS

Facility	Costs ⁽¹⁾
Master Stormwater Management System	\$4,342,000.00
Onsite Roadway Improvements - Pavement	\$5,883,400.00
Offsite Roadway Improvements - Pavement	\$1,540,000.00
Potable Water Distribution System	\$1,949,500.00
Sanitary Sewer System including Lift Station	\$3,228,200.00
Reclaimed Water Distribution System	\$1,674,200.00
Landscaping, Walls & Monuments	\$4,430,100.00
Amenities	\$978,200.00
Soft Costs – Engineering & Surveying	\$628,900.00
TOTAL	\$24,654,500.00

¹Based on John M Hall, Inc., Inc. bid dated August 24, 2023 adjusted to include the entire CIP, 2025 pricing and includes only those items shown above; bid estimates above are subject to the specific notes included in the bid.

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CB CDD expenditures that may be incurred.

3. ASSESSMENT AREA ONE PROJECT

The Assessment Area One Project includes the portion of the CB CDD CIP that is necessary for the development of the first phase of the overall subdivision development and includes: (1) Master roadway infrastructure and utility improvements necessary for the overall development, and (2) Infrastructure necessary to deliver the 271 lots planned for Assessment Area One (**Assessment Area One Project a/k/a AA1 Project**). In total, the CIP encompasses approximately 156.36 acres and Assessment Area One includes approximately 119.15 acres.

With respect to the AA1 Project, the various improvements that are part of the overall CIP, including those that are part of the AA1 Project, are described in detail in the Report and those descriptions are incorporated herein. The AA1 Project includes, generally stated, the following items relating to Assessment Area One: public roadways, stormwater management, utilities, hardscape/landscape/irrigation, conservation, soft costs, etc. The AA1 Project is intended to benefit lands within “Assessment Area One” which is presented graphically in **Exhibit A**.

4. PRODUCT TYPES

The following table shows the planned product types for the CB CDD’s AA1 Project:

Lot Type	Lot Width (ft)	Number of Units
Live-Work units (Treated as Townhomes)	25	20
Attached Townhomes	25	30
Small Lots	35	68
Standard Lots	60	139
Large Lots	70	14
TOTAL		271

5. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the AA1 Project have either been obtained or are reasonably expected to be obtained in the ordinary course by respective government authorities.

6. PROJECT COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The tables below present, among other things, cost estimates for the AA1 Project. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

PROBABLE ASSESSMENT AREA ONE COSTS

Facility	Costs ⁽¹⁾
Master Stormwater Management System	\$3,573,050.00
Onsite Roadway Improvements - Pavement	\$4,841,500.00
Offsite Roadway Improvements - Pavement	\$1,267,300.00
Potable Water Distribution System	\$1,604,250.00
Sanitary Sewer System including Lift Station	\$2,656,500.00
Reclaimed Water Distribution System	\$1,377,700.00
Landscaping, Walls & Monuments	\$3,645,500.00
Amenities	\$805,000.00
Soft Costs – Engineering & Surveying	\$517,500.00
TOTAL	\$20,288,300.00

¹Based on John M Hall, Inc., Inc. bid dated August 24, 2023 adjusted for 2025 pricing and includes only those items shown above; bid estimates above are subject to the specific notes included in the bid.

The AA1 Project costs include earthworks and drainage only within the Phase 1 and Phase 2 limits of the development and do not include private lot development costs.

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CB CDD expenditures that may be incurred.

The developer reserves the right to finance any of the improvements outlined above, and have such **improvements owned and maintained by a property owner's or homeowner's association, in which case** such items would not be part of the Assessment Area One Project.

The CB CDD may enter into an agreement with a third-party, or an **applicable property owner's or homeowner's association, to maintain any** CB CDD-owned improvements, subject to the approval of the CB CDD's bond counsel.

The CB CDD currently contains potential commercial development on 3.7 acres within the CB CDD. Based on preliminary plans for said commercial property, it is anticipated such property will have only a de minimis benefit from the CB CDD's CIP and District stormwater facilities as the commercial property, all or partially, conveys its water into the City right of way. Should such plans change, this report or a future supplemental report of the CB CDD, will be amended to include such benefit.

7. CONCLUSIONS

The AA1 Project will be designed in accordance with current governmental regulations and requirements. The AA1 Project will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

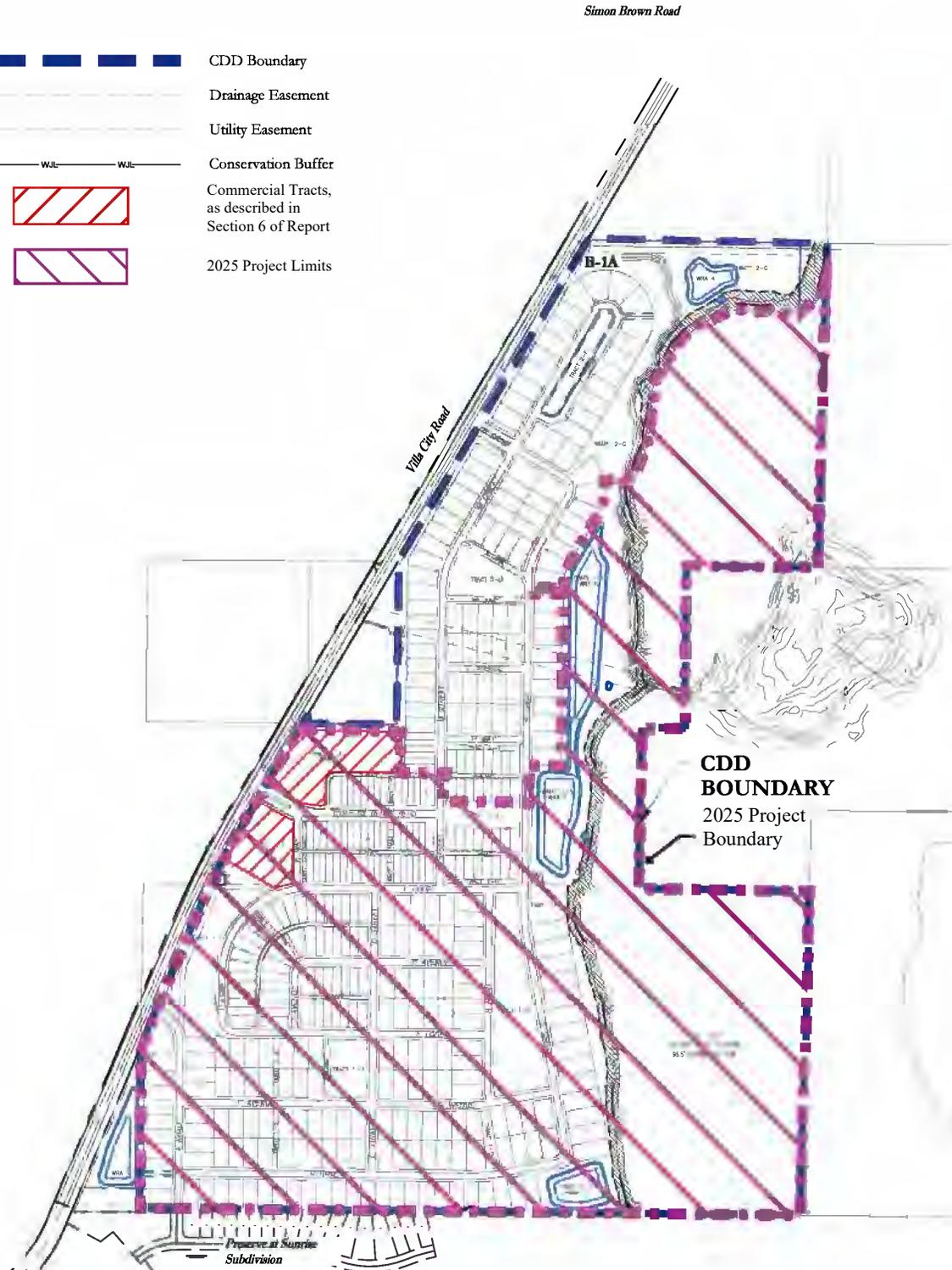
- the estimated cost of the AA1 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the CB CDD is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the AA1 Project are required by applicable development approvals;
- the AA1 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the AA1 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the CB CDD will receive a special benefit from the AA1 Project that is at least equal to the cost of the AA1 Project.

As described above, this Report identifies the benefits from the AA1 Project to the lands within Assessment Area One. The general public, property owners, and property outside of Assessment Area One will benefit from the provision of the AA1 Project; however, and with the exception of certain master costs that are part of the AA1 Project but allocable to future phases, these are incidental to the CB CDD's AA1 Project, which is designed solely to provide special benefits peculiar to Assessment Area One. Special and peculiar benefits accrue to property within Assessment Area One and enable properties within its boundaries to be developed.

The AA1 Project will be owned by the CB CDD or other governmental units and such AA1 Project is intended to be available and will reasonably be available for use by the general public (either by being

GENERAL LEGEND

-  CDD Boundary
-  Drainage Easement
-  Utility Easement
-  Conservation Buffer
-  Commercial Tracts, as described in Section 6 of Report
-  2025 Project Limits



2025 Project Map

Cypress Bluff CDD

POULOS & BENNETT



CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

3D

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Operations and Maintenance Special Assessment Methodology Report

April 15, 2025



Provided by:

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1.0 Introduction

1.1 Purpose

This Operations and Maintenance Special Assessment Methodology Report (the "O&M Report") was developed to provide special assessment methodology for the apportionment of Operations and Maintenance Special Assessments (the "O&M Assessments") that are proposed to be levied by the Cypress Bluff Community Development District (the "District") located in the City of Groveland, Lake County, Florida. This O&M Report allocates the District's O&M Assessments based on the benefits derived by properties proposed to be developed within the District from the services funded in the District's operating budget (the "O&M Budget"), which is adopted annually by the District.

1.2 Scope of the O&M Report

This O&M Report describes the method for the allocation of special benefits derived by the properties in District as a result of the implementation of services described and expenditure of funds contained in the District's O&M Budget and the apportionment of the O&M Assessments. The O&M Report references and relies on information contained within the Engineer's Report dated April 18, 2023 as supplemented by the First Supplemental Engineer's Report for the Cypress Bluff Community Development District dated April 15 2025, both prepared by Poulos & Bennett (the "District Engineer"), (cumulatively the "Engineer's Report") as well as the Amended and Restated Master Special Assessment Methodology Report (the "Master Report") dated April 18, 2023 and Preliminary First Supplemental Special Assessment Methodology Report (the "Preliminary First Supplemental Report") dated February 27, 2025, both prepared by Wrathell, Hunt and Associates, LLC (the "District Methodology Consultant"), (cumulatively the "Assessment Methodology Report").

1.3 Special Benefits and General Benefits

The services funded in the District's O&M Budget create special benefits for properties within the borders of the District and general benefits for properties outside of the borders of the District and the public at large. Special benefits include, but are not limited to, added use of the District's public infrastructure, the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property. Property values in the District are also directly affected by the operations and

maintenance of the District's infrastructure and provision of District's services, unlike the more generalized impact to properties outside the District. Furthermore, the District's O&M Budget will increase the use and enjoyment of property within District.

There is no doubt that the general public and property owners outside the District will benefit from the services funded in the O&M Budget. However, these benefits will be incidental to the District's services funded in the O&M Budget, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend on the services funded in the O&M Budget. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Special Assessment Methodology

There are two main requirements for valid special assessments. First, special assessments can only be levied on those properties specially benefiting from the District's existence and operation and maintenance of the improvements and District's activities. Second, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the properties within the borders of the District. The allocation of responsibility for payment of the O&M Assessments to the properties within the borders of the District associated with the O&M Budget have been apportioned according to reasonable estimates of the special benefits provided consistent with each land use and product type. Accordingly, no property within the borders of the District will be assessed for the payment of O&M Assessments greater than the determined special benefit particular to that property.

2.0 Development Plan and Capital Improvement Plan for the District

The development of Cypress Bluff is projected to include residential land uses comprising a projected total of 386 dwelling units and non-residential land uses comprising a projected 40,000 sq ft of commercial uses. Table 1 in the *Appendix* illustrates the projected development plan for the land within the District.

Please note that according to the District Engineer, the public infrastructure improvements designed to serve the land in the District and which comprise the Capital Improvement Plan will serve and benefit the residential land uses, while the non-residential land uses are expected to be responsible for delivery of their own infrastructure and only receive a de minimis benefit from the public infrastructure improvements which are part of the Capital Improvement Plan.

3.0 The Operations & Maintenance Expenditures of the District

3.1 Professional & Administrative Expenditures

The O&M Budget expenditures of the District consist of professional & administrative expenditures that at the time of writing of this O&M Report include but are not limited to management, engineering, legal counsel, advertising, insurance, and annual audit that are necessary for the ongoing operation of the District and that may change in scope and cost in the future. The O&M Budget's professional and administrative expenditures benefit all property within the District, and will be allocated to the various land uses and product types on an ERU basis. The ERU factors used in this O&M Report use the ERU factors developed in the Assessment Methodology Report, with the addition of a factor for the commercial product type. Table 2 in the *Appendix* illustrates the ERU weights allocated to the various land uses and product types proposed to be developed within the District with relation to the apportionment of the portion of the O&M Assessments related to the professional & administrative costs.

3.2 Field Operations and Fund Balance Expenditures

The O&M Budget expenditures of the District consist of field operations and funding for additional fund balance that at the time of writing of this O&M Report include but are not limited to field management, irrigation, landscaping, amenity maintenance, and street lighting, that are necessary for the ongoing operation and maintenance of the public infrastructure improvements that are owned by the District and fund any increases to fund balance and that may change in scope and cost in the future. The O&M Budget's field operations expenditure and funding for additional fund balance benefit all residential property within the District (non-residential property is excluded as discussed in *Section 2.0* herein), and will be allocated to the various land uses and product types on an ERU basis. The ERU factors used in this O&M Report use the ERU factors developed in the Assessment Methodology Report. Table 3 in the *Appendix* illustrates the ERU weights allocated to the various

land uses and product types proposed to be developed within the District with relation to the apportionment of the portion of the O&M Assessments related to the field operations costs and fund balance allocations, wherein the non-residential land uses are allocated an ERU weight of zero due to the receiving no or de minimis benefit from the field operations services and related fund balance allocations.

4.0 O&M Assessments Apportionment

The O&M Budget consists of professional & administrative expenditures that benefit all property within the District and field operations and funding for additional fund balance that benefit only the residential property within the District. The purpose of this O&M Report is to allocate the O&M Assessments based on the special benefits that the various properties proposed to be developed within the District derive from the various services funded in the O&M Budget.

Table 4 in the *Appendix* illustrates the apportionment of O&M Assessments related to the professional & administrative costs based on the Adopted Fiscal Year 2025 Budget for the District using the ERU benefit allocation illustrated in Table 2 in the *Appendix*. Similarly, Table 5 in the *Appendix* illustrates the apportionment of O&M Assessments related to the professional & administrative costs based on the Adopted Fiscal Year 2025 Budget for the District using the ERU benefit allocation illustrated in Table 3 in the *Appendix*. Finally, Table 6 in the *Appendix* illustrates the total O&M Assessments based on the Adopted Fiscal Year 2025 Budget for the District.

5.0 Appendix

Table 1

Cypress Bluff

Community Development District

Development Plan

Product Types	Unit of Measurement	Total Number of Units
<u>Residential</u>		
Townhome/Live-Work 25'	Dwelling Unit	56
SF 35'	Dwelling Unit	84
SF 60'	Dwelling Unit	199
SF 70'	Dwelling Unit	47
		386
<u>Non-Residential</u>		
Commercial	Square Foot	40,000

Table 2

Cypress Bluff

Community Development District

Professional & Administrative Cost Benefit Allocation

Product Types	Total Number of Units	ERU per Unit	Total ERU
<u>Residential</u>			
Townhome/Live-Work 25'	56	0.3600	20.1600
SF 35'	84	0.5000	42.0000
SF 60'	199	0.8600	171.1400
SF 70'	47	1.0000	47.0000
	386		280.3000
<u>Non-Residential</u>			
Commercial	40,000	0.0001	4.0000
Total			284.3000

Table 3

Cypress Bluff

Community Development District

Field Operations and Fund Balance Cost Benefit Allocation

Product Types	Total Number of Units	ERU per Unit	Total ERU
<u>Residential</u>			
Townhome/Live-Work 25'	56	0.3600	20.1600
SF 35'	84	0.5000	42.0000
SF 60'	199	0.8600	171.1400
SF 70'	47	1.0000	47.0000
	386		280.3000
<u>Non-Residential</u>			
Commercial	40,000	0.0000	0.0000
Total			280.3000

Table 4

Cypress Bluff

Community Development District

Professional & Administrative Cost Assessment Apportionment*

Product Types	Total Number of Units	Professional & Administrative Cost Assessment Apportionment	Professional & Administrative Cost Net Assessment per Unit	Professional & Administrative Cost Gross Assessment per Unit
<u>Residential</u>				
Townhome/Live-Work 25'	56	\$6,934.39	\$123.83	\$133.15
SF 35'	84	\$14,446.64	\$171.98	\$184.93
SF 60'	199	\$58,866.62	\$295.81	\$318.08
SF 70'	47	\$16,166.48	\$343.97	\$369.86
	386	\$96,414.13		
<u>Non-Residential</u>				
Commercial	40,000	\$1,375.87	\$0.03	\$0.04
Total		\$97,790.00		

* Costs based on Adopted Fiscal Year 2025 Budget - for illustrative purposes only and may change in future fiscal years

Table 5

Cypress Bluff

Community Development District

Field Operations and Fund Balance Cost Assessment Apportionment*

Product Types	Total Number of Units	Field Operations and Fund Balance Cost Assessment Apportionment	Field Operations and Fund Balance Cost Net Assessment per Unit	Field Operations and Fund Balance Cost Gross Assessment per Unit
<u>Residential</u>				
Townhome/Live-Work 25'	56	\$30,601.56	\$546.46	\$587.59
SF 35'	84	\$63,753.24	\$758.97	\$816.09
SF 60'	199	\$259,779.29	\$1,305.42	\$1,403.68
SF 70'	47	\$71,342.91	\$1,517.93	\$1,632.19
	386	\$425,477.00		\$0.00
<u>Non-Residential</u>				
Commercial	40,000	\$0.00	\$0.00	\$0.00
Total		\$425,477.00		

* Costs based on Adopted Fiscal Year 2025 Budget - for illustrative purposes only and may change in future fiscal years

Table 6

Cypress Bluff

Community Development District

Total Operations and Maintenance Cost Assessment Apportionment*

Product Types	Total Number of Units	Professional & Administrative Cost Gross Assessment per Unit	Field Operations and Fund Balance Cost Gross Assessment per Unit	Total Operations and Maintenance Cost Gross Assessment per Unit
<u>Residential</u>				
Townhome/Live-Work 25'	56	\$133.15	\$587.59	\$720.74
SF 35'	84	\$184.93	\$816.09	\$1,001.02
SF 60'	199	\$318.08	\$1,403.68	\$1,721.76
SF 70'	47	\$369.86	\$1,632.19	\$2,002.05
	386			
<u>Non-Residential</u>				
Commercial	40,000	\$0.04	\$0.00	\$0.04

* Costs based on Adopted Fiscal Year 2025 Budget - for illustrative purposes only and may change in future fiscal years

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

3 E

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ASSESSMENT METHODOLOGY FOR OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Cypress Bluff Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, located entirely within the City of Groveland, Florida; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District adopts an annual operations and maintenance budget (“**O&M Budget**”) regarding the upcoming fiscal year’s operations and services as set forth in each year’s O&M Budget (“**District Services**”); and

WHEREAS, commencing in Fiscal Year 2026, beginning October 1, 2025 and ending September 30, 2026, the Board plans to impose, levy, and apportion annually recurring non-ad valorem special assessments across benefitted lands within the District to fund the O&M Budget and enable the District to undertake the District Services (“**O&M Assessments**”); and

WHEREAS, as set forth in the *Engineer’s Report*, dated April 18, 2023, as supplemented by the *First Supplemental Engineer’s Report Cypress Bluff (Assessment Area One Project)*, dated February 2025 (together, the “**Engineer’s Report**”), attached hereto as **Exhibit A**, the District currently contains potential commercial development on approximately 3.652 acres of land, more or less, which land has been determined not to receive special benefits from the District’s Capital Improvement Plan and maintenance thereof, as defined in the Engineer’s Report, and as further set forth in the O&M Methodology, and such property will be responsible for delivery of its own infrastructure; and

WHEREAS, the District desires to adopt a methodology for properly apportioning the O&M Assessments among the specially benefitting land in a fair and reasonable manner, as set forth in the *Operations and Maintenance Special Assessment Methodology Report*, dated March 17, 2025, attached hereto as **Exhibit B** (“**O&M Methodology**”); and

WHEREAS, the Board hereby finds that it is fair and reasonable to apportion the special benefits conferred by the District Services as set forth in the O&M Methodology and desires to set the required public hearing thereon.

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. O&M METHODOLOGY ADOPTED. The District caused this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County and provided such other notice as may be required by law or desired in the best interests of the District. After due notice, the O&M Methodology, attached hereto as **Exhibit B**, is hereby adopted as the basis for purposes of applying benefit from the District Services. The O&M Methodology is subject to review and amendment by the District from time to time consistent with Florida law.

3. 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.

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

PASSED AND ADOPTED THIS 20th DAY of MAY, 2025.

ATTEST:

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Engineer's Report
Exhibit B: O&M Methodology

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-10

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

WHEREAS, the District Manager has, prior to June 15, 2025, prepared and submitted to the Board of Supervisors ("**Board**") of the Cypress Bluff Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); 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 CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: 1:30 p.m.

LOCATION: Cooper Memorial Library
2525 Oakley Seaver Dr.
Clermont, Florida 34711

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Groveland and Lake County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** 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 20TH DAY OF MAY, 2025.

ATTEST:

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Exhibit A: Proposed Budget for Fiscal Year 2026

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
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**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 566,422
Allowable discounts (4%)	-				(22,657)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	543,765
Landowner contribution	523,267	48,516	341,964	390,480	48,927
Total revenues	523,267	48,516	341,964	390,480	592,692
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	-
Management/accounting/recording**	48,000	12,000	36,000	48,000	48,000
Legal	25,000	13,815	11,185	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	101	399	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	264	1,486	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	5,500
Contingencies/bank charges	750	575	175	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	-	-	-	-	16,993
Total professional & administrative	97,790	32,480	65,310	97,790	114,783
Operations and Maintenance					
Management & administration					
Contingency	668	-	668	668	-
Licenses/taxes/permits	500	-	500	500	-
O&M accounting services	4,500	-	4,500	4,500	4,500
Insurance (property coverage only)	5,000	-	5,000	5,000	26,000
Management services	25,476	10,615	14,861	25,476	25,476
Postage	800	-	800	800	800
Office supplies/printing binding	2,500	-	2,500	2,500	2,500
General administrative	2,000	-	2,000	2,000	2,000
Total management & administration	41,444	10,615	30,829	41,444	61,276
Grounds/building maintenance					
General maintenance	6,500	-	6,500	6,500	6,500
Irrigation repairs	3,500	-	3,500	3,500	3,500
Landscape contract	120,000	-	120,000	120,000	135,000
Landscaping extras - replacement & annuals	3,500	-	3,500	3,500	3,500
Tree trimming	1,500	-	1,500	1,500	1,500
Pressure washing	4,000	-	4,000	4,000	4,000

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
Holiday decorations	2,500	-	2,500	2,500	3,500
Walkway maintenance & repair	2,000	-	2,000	2,000	2,000
Retaining wall maintenance repair	4,000	-	4,000	4,000	4,000
Fence & handrail repairs maintenance	1,500	-	1,500	1,500	1,500
Total grounds building maintenance	149,000	-	149,000	149,000	165,000
Recreational - amenity					
Insurance amenity	3,500	-	3,500	3,500	4,000
Pool maintenance contract	18,000	-	18,000	18,000	18,000
Pool/cababna janitorial contract	10,200	-	10,200	10,200	10,200
Pool/equipment repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool/cabana general maintenance	3,000	-	3,000	3,000	3,000
Termite bond / pest control	1,400	-	1,400	1,400	1,000
Playground equipment/maintenance/mulch (2 locations)	4,000	-	4,000	4,000	5,000
Access control systems/camera	2,800	-	2,800	2,800	3,500
Pressure washing	2,500	-	2,500	2,500	2,000
Electrict - amenity	9,600	-	9,600	9,600	9,600
Domestic water/sewer - amenity	3,000	-	3,000	3,000	4,800
Irrigation amenity	4,000	-	4,000	4,000	4,000
Telephone/cable internet - amenity	2,400	-	2,400	2,400	2,400
Pool permits & licenses	500	-	500	500	500
Trash debris removal	2,400	-	2,400	2,400	-
Landscape maintenance	12,000	-	12,000	12,000	12,000
Landscape seasonal (annuals & mulch)	3,600	-	3,600	3,600	2,500
Maintenance reserves	2,000	-	2,000	2,000	-
Total recreatiional expenses	87,400	-	87,400	87,400	85,000
Utilities					
Electric - common areas/irrigation meters	4,200	-	4,200	4,200	4,200
Electric - street lights	45,000	-	45,000	45,000	84,000
Irrigation - common areas	32,000	-	32,000	32,000	12,000
Total utilities	81,200	-	81,200	81,200	100,200
Total field operations	359,044	10,615	348,429	359,044	411,476
Total expenditures	456,834	43,095	413,739	456,834	526,259

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	66,433	5,421	(71,775)	(66,354)	66,433
Fund balance - beginning (unaudited)	66,433	66,354	71,775	66,354	-
Fund balance - ending (projected)					
Assigned					
Future projects					
Monument Signage/Hardscape Maintenance (21k/7yr)	6,000	6,000	6,000	6,000	12,000
Ph 1 - Retaining Wall Maintenance/Repair (200k/20yr)	20,000	20,000	20,000	20,000	40,000
Ph 2 - Retaining Wall Maintenance/Repair (30k/20yr)	-	-	-	-	-
Fencing/Handrails P1 (600k/20yr)	61,600	61,600	61,600	61,600	123,200
Fencing/Handrails P2 (112k/20yr)	-	-	-	-	-
Playground (102k/15yr)	13,600	13,600	13,600	13,600	27,200
Pool/Deck/Equipment/Cabana/Parking Lot (125k/15yr)	16,666	16,666	16,666	16,666	33,332
Roadway Maintenance (70k/20yr)	7,000	7,000	7,000	7,000	14,000
General Reserve (10k/10yr)	2,000	2,000	2,000	2,000	4,000
Walkway Repairs/Maintenance (\$75k/25yr)	6,000	6,000	6,000	6,000	12,000
Working capital	-	-	-	-	-
Unassigned	-	(61,091)	(132,866)	(132,866)	(199,299)
Fund balance - ending	<u>\$ 132,866</u>	<u>\$ 71,775</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 66,433</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.

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

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND 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	25,000
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	2,000
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	5,500
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.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
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.	
EXPENDITURES (continued)	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
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.	
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	114,783

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Operations and Maintenance

Management & administration

Contingency	-
Licenses/taxes/permits	-
O&M accounting services	4,500
Insurance (property coverage only)	26,000
Management services	25,476
Postage	800
Office supplies/printing binding	2,500
General administrative	2,000
Total management & administration	<u>61,276</u>

Grounds/building maintenance

General maintenance	6,500
Irrigation repairs	3,500
Landscape contract	135,000
Landscaping extras - replacement & annuals	3,500
Tree trimming	1,500
Pressure washing	4,000
Holiday decorations	3,500
Walkway maintenance & repair	2,000
Retaining wall maintenance repair	4,000
Fence & handrail repairs maintenance	1,500
Total grounds building maintenance	<u>165,000</u>

Recreational - amenity

Insurance amenity	4,000
Pool maintenance contract	18,000
Pool/cababna janitorial contract	10,200
Pool/equipment repairs & maintenance	2,500
Pool/cabana general maintenance	3,000
Termite bond / pest control	1,000
Playground equipment/maintenance/mulch (2 locations)	5,000
Access control systems/camera	3,500
Pressure washing	2,000
Electricity - amenity	9,600
Domestic water/sewer - amenity	4,800
Irrigation amenity	4,000
Telephone/cable internet - amenity	2,400
Pool permits & licenses	500
Trash debris removal	-
Landscape maintenance	12,000
Landscape seasonal (annuals & mulch)	2,500
Maintenance reserves	-
Total recreational expenses	<u>85,000</u>

Utilities

Electric - common areas/irrigation meters	4,200
Electric - street lights	84,000
Irrigation - common areas	12,000
Total utilities	<u>100,200</u>
Total field operations	<u>411,476</u>
Total expenditures	<u><u>\$ 526,259</u></u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 334,739
Allowable discounts (4%)	-				(13,390)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	321,349
Total revenues	-	-	-	-	321,349
EXPENDITURES					
Debt service					
Principal	-	-	-	-	70,000
Interest	-	-	27,614	27,614	242,465
Tax collector	-	-	-	-	10,042
Cost of issuance	-	178,890		178,890	-
Underwriter's Discount	-	91,400		91,400	-
Total expenditures	-	270,290	27,614	297,904	322,507
Excess/(deficiency) of revenues over/(under) expenditures	-	(270,290)	(27,614)	(297,904)	(1,158)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	575,800		575,800	-
Original issue discount	-	(1,010)		(1,010)	-
Total other financing sources/(uses)	-	574,790	-	574,790	-
Net increase/(decrease) in fund balance	-	304,500	(27,614)	276,886	(1,158)
Fund balance:					
Beginning fund balance (unaudited)	-	(22,025)	282,475	(22,025)	254,861
Ending fund balance (projected)	\$ -	\$ 282,475	\$254,861	\$254,861	253,703
Use of fund balance:					
Debt service reserve account balance (required)					(155,654)
Interest expense - November 1, 2026					(119,745)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ (21,696)</u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			121,232.50	121,232.50	4,570,000.00
05/01/26	70,000.00	4.250%	121,232.50	191,232.50	4,500,000.00
11/01/26			119,745.00	119,745.00	4,500,000.00
05/01/27	70,000.00	4.250%	119,745.00	189,745.00	4,430,000.00
11/01/27			118,257.50	118,257.50	4,430,000.00
05/01/28	75,000.00	4.250%	118,257.50	193,257.50	4,355,000.00
11/01/28			116,663.75	116,663.75	4,355,000.00
05/01/29	75,000.00	4.250%	116,663.75	191,663.75	4,280,000.00
11/01/29			115,070.00	115,070.00	4,280,000.00
05/01/30	80,000.00	4.250%	115,070.00	195,070.00	4,200,000.00
11/01/30			113,370.00	113,370.00	4,200,000.00
05/01/31	85,000.00	4.250%	113,370.00	198,370.00	4,115,000.00
11/01/31			111,563.75	111,563.75	4,115,000.00
05/01/32	85,000.00	4.250%	111,563.75	196,563.75	4,030,000.00
11/01/32			109,757.50	109,757.50	4,030,000.00
05/01/33	90,000.00	5.300%	109,757.50	199,757.50	3,940,000.00
11/01/33			107,372.50	107,372.50	3,940,000.00
05/01/34	95,000.00	5.300%	107,372.50	202,372.50	3,845,000.00
11/01/34			104,855.00	104,855.00	3,845,000.00
05/01/35	100,000.00	5.300%	104,855.00	204,855.00	3,745,000.00
11/01/35			102,205.00	102,205.00	3,745,000.00
05/01/36	105,000.00	5.300%	102,205.00	207,205.00	3,640,000.00
11/01/36			99,422.50	99,422.50	3,640,000.00
05/01/37	115,000.00	5.300%	99,422.50	214,422.50	3,525,000.00
11/01/37			96,375.00	96,375.00	3,525,000.00
05/01/38	120,000.00	5.300%	96,375.00	216,375.00	3,405,000.00
11/01/38			93,195.00	93,195.00	3,405,000.00
05/01/39	125,000.00	5.300%	93,195.00	218,195.00	3,280,000.00
11/01/39			89,882.50	89,882.50	3,280,000.00
05/01/40	130,000.00	5.300%	89,882.50	219,882.50	3,150,000.00
11/01/40			86,437.50	86,437.50	3,150,000.00
05/01/41	140,000.00	5.300%	86,437.50	226,437.50	3,010,000.00
11/01/41			82,727.50	82,727.50	3,010,000.00
05/01/42	145,000.00	5.300%	82,727.50	227,727.50	2,865,000.00
11/01/42			78,885.00	78,885.00	2,865,000.00
05/01/43	155,000.00	5.300%	78,885.00	233,885.00	2,710,000.00
11/01/43			74,777.50	74,777.50	2,710,000.00
05/01/44	165,000.00	5.300%	74,777.50	239,777.50	2,545,000.00
11/01/44			70,405.00	70,405.00	2,545,000.00
05/01/45	175,000.00	5.300%	70,405.00	245,405.00	2,370,000.00
11/01/45			65,767.50	65,767.50	2,370,000.00
05/01/46	180,000.00	5.550%	65,767.50	245,767.50	2,190,000.00
11/01/46			60,772.50	60,772.50	2,190,000.00
05/01/47	190,000.00	5.550%	60,772.50	250,772.50	2,000,000.00
11/01/47			55,500.00	55,500.00	2,000,000.00
05/01/48	205,000.00	5.550%	55,500.00	260,500.00	1,795,000.00
11/01/48			49,811.25	49,811.25	1,795,000.00

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	215,000.00	5.550%	49,811.25	264,811.25	1,580,000.00
11/01/49			43,845.00	43,845.00	1,580,000.00
05/01/50	230,000.00	5.550%	43,845.00	273,845.00	1,350,000.00
11/01/50			37,462.50	37,462.50	1,350,000.00
05/01/51	240,000.00	5.550%	37,462.50	277,462.50	1,110,000.00
11/01/51			30,802.50	30,802.50	1,110,000.00
05/01/52	255,000.00	5.550%	30,802.50	285,802.50	855,000.00
11/01/52			23,726.25	23,726.25	855,000.00
05/01/53	270,000.00	5.550%	23,726.25	293,726.25	585,000.00
11/01/53			16,233.75	16,233.75	585,000.00
05/01/54	285,000.00	5.550%	16,233.75	301,233.75	300,000.00
11/01/54			8,325.00	8,325.00	300,000.00
05/01/55	300,000.00	5.550%	8,325.00	308,325.00	-
11/01/55			-	-	-
Total	4,570,000.00		4,808,892.50	9,378,892.50	

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll

Series 2025

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
Live-Work 25'	20	\$ 2,090.12	\$ 719.87	\$ 2,809.99	n/a
Townhome 25'	30	2,090.12	719.87	2,809.99	n/a
SF 35'	68	2,090.12	1,079.80	3,169.92	n/a
SF 60'	139	2,090.12	1,439.74	3,529.86	n/a
SF 70'	14	2,090.12	1,799.67	3,889.79	n/a
Total	271				

Landowner Contribution (GF)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
Townhome 25'	6	425.45	-	425.45	n/a
SF 35'	16	425.45	-	425.45	n/a
SF 60'	60	425.45	-	425.45	n/a
SF 70'	33	425.45	-	425.45	n/a
Total	115				

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District has acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

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

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

WHEREAS, the Board has considered and hereby approves, for purposes of noticing and setting a public hearing, the O&M Methodology (hereinafter defined) attached hereto, and the Board also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap in the amounts set forth in said O&M Methodology ("**O&M Assessment Cap**"); and

WHEREAS, the adoption of an O&M Assessment Cap will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied below said O&M Assessment Cap; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed said O&M Assessment Cap, the District Manager shall provide all notices required by law; and

WHEREAS, the District's Board of Supervisors ("**Board**") has further determined it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in each fiscal years budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within

each fiscal years budget, in accordance with the Operations and Maintenance Special Assessment Methodology Report attached hereto as **Exhibit A** and incorporated herein by reference ("**O&M Methodology**"); and

WHEREAS, the District hereby determines that benefits do and will accrue to the properties within the District, as outlined with the O&M Methodology, in an amount equal to or in excess of the Assessments, and that such Assessments are fairly and reasonably allocated as set forth in the O&M Methodology; and

WHEREAS, the Board has considered the O&M Methodology, the O&M Assessment Cap, and desires to set the required public hearings thereon and has deemed it in the best interests of the District and its landowners to approve an O&M Assessment Cap as set forth in the O&M Methodology.

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

- 1. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in each succeeding fiscal year's budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the O&M Methodology, all of which are on file and available for public inspection at the "**District's Office,**" Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots, units and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of each fiscal year, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.
- 2. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the O&M Methodology, Assessments and the O&M Assessment Cap are hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: 1:30 p.m.

LOCATION: Cooper Memorial Library
2525 Oakley Seaver Dr.
Clermont, Florida 34711

3. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby approves an O&M Assessment Cap in the amounts set forth in the O&M Methodology and hereby sets the public hearing set forth herein.
- b. If the future, anticipated, annual Assessments are projected to exceed the amounts set forth in the O&M Methodology and the O&M Assessment Cap, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting annual Assessments that exceed the O&M Assessment Cap, updating or otherwise changing the O&M Methodology, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by Section 190.008, *Florida Statutes*.

4. **BENEFIT & ALLOCATION 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 **Exhibits A and B** and is hereby found to be fair and reasonable.
5. **MAXIMUM LIEN.** The maximum lien of the Assessments for operations and maintenance noticed and adopted by this Resolution shall be effective upon passage of this Resolution and after holding the public hearings thereon. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for the Assessments.
6. **ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B** shows the O&M Assessment Cap by product type and is hereby adopted as the maximum rate for Assessments consistent with this Resolution.
7. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
8. **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.
9. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th of May, 2025.

ATTEST:

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: O&M Methodology

Exhibit B: O&M Assessment Cap on Preliminary Assessment Roll

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT 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

WHEREAS, the Cypress Bluff 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 2025/2026 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 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 20th day of May, 2025.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Cooper Memorial Library, 2525 Oakley Seaver Dr., Clermont, Florida 34711</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025	Regular Meeting	1:30 PM
November 18, 2025	Regular Meeting	1:30 PM
December 16, 2025	Regular Meeting	1:30 PM
January 20, 2026	Regular Meeting	1:30 PM
February 17, 2026	Regular Meeting	1:30 PM
March 17, 2026	Regular Meeting	1:30 PM
April 21, 2026	Regular Meeting	1:30 PM
May 19, 2026	Regular Meeting	1:30 PM
June 16, 2026	Regular Meeting	1:30 PM
July 21, 2026	Regular Meeting	1:30 PM
August 18, 2026	Regular Meeting	1:30 PM
September 15, 2026	Regular Meeting	1:30 PM

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 85,106	\$ -	\$ -	\$ 85,106
Undeposited funds	4,289	-	-	4,289
Due from Landowner	-	-	225	225
Total assets	<u>89,395</u>	<u>-</u>	<u>225</u>	<u>89,620</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 11,620	\$ -	\$ 225	\$ 11,845
Due to Landowner	-	22,100	834	22,934
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>17,620</u>	<u>22,100</u>	<u>1,059</u>	<u>40,779</u>
Fund balances:				
Restricted for:				
Debt service	-	(22,100)	-	(22,100)
Capital projects	-	-	(834)	(834)
Unassigned	71,775	-	-	71,775
Total fund balances	<u>71,775</u>	<u>(22,100)</u>	<u>(834)</u>	<u>48,841</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 89,395</u>	<u>\$ -</u>	<u>\$ 225</u>	<u>\$ 89,620</u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 17,221	\$ 48,516	\$ 523,267	9%
Total revenues	<u>17,221</u>	<u>48,516</u>	<u>523,267</u>	9%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	12,000	48,000	25%
Legal	1,957	13,815	25,000	55%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	100	200	50%
Postage	42	101	500	20%
Printing & binding	42	250	500	50%
Legal advertising	141	264	1,750	15%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	90	575	750	77%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,289</u>	<u>32,480</u>	<u>97,790</u>	33%
Operations and Maintenance				
Management & administration				
Contingency	-	-	668	0%
Licenses/taxes/permits	-	-	500	0%
O&M accounting - DM	-	-	4,500	0%
Property insurance	-	-	5,000	0%
Management services	-	10,615	25,476	42%
Postage	-	-	800	0%
Office supplies/printing binding	-	-	2,500	0%
General administrative	-	-	2,000	0%
Grounds/building maintenance				
General maintenance	-	-	6,500	0%
Irrigation repairs	-	-	3,500	0%
Landscape contract	-	-	120,000	0%
Landscaping extras - replacement & annuals	-	-	3,500	0%
Tree trimming	-	-	1,500	0%
Pressure washing	-	-	4,000	0%
Holiday decorations	-	-	2,500	0%
Walkway maintenance & repair	-	-	2,000	0%
Retaining wall & handrail repairs & maintenance	-	-	4,000	0%
Fence & handrail repairs maintenance	-	-	1,500	0%

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Recreational - amenity				
Insurance amenity	-	-	3,500	0%
Pool maintenance contract	-	-	18,000	0%
Pool/cabana janitorial contract	-	-	10,200	0%
Pool/equipment repairs & maintenance	-	-	2,500	0%
Pool/cabana general maintenance	-	-	3,000	0%
Termite bond/pest control	-	-	1,400	0%
Playground equipment/maintenance/mulch (2 locations)	-	-	4,000	0%
Access control systems/camera	-	-	2,800	0%
Pressure washing	-	-	2,500	0%
Electric - amenity	-	-	9,600	0%
Domestic water/sewer - amenity	-	-	3,000	0%
Irrigation amenity	-	-	4,000	0%
Telephone/cable internet - amenity	-	-	2,400	0%
Pool permits & license	-	-	500	0%
Trash debris removal	-	-	2,400	0%
Landscape maintenance	-	-	12,000	0%
Landscape seasonal (annuals & mulch)	-	-	3,600	0%
Maintenance reserves	-	-	2,000	0%
Utilities				
Electric - common areas/irrigation meters	-	-	4,200	0%
Electric - street lights	-	-	45,000	0%
Irrigation - common areas	-	-	32,000	0%
Total field operations	-	10,615	359,044	3%
Total expenditures	4,289	43,095	456,834	9%
Excess/(deficiency) of revenues over/(under) expenditures	12,932	5,421	66,433	
Fund balances - beginning	58,843	66,354	66,433	
Fund balances - ending	<u>\$ 71,775</u>	<u>\$ 71,775</u>	<u>\$ 132,866</u>	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>-</u>	<u>75</u>
Total debt service	<u>-</u>	<u>75</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (75)
 Net change in fund balances	 -	 (75)
Fund balances - beginning	<u>(22,100)</u>	<u>(22,025)</u>
Fund balances - ending	<u><u>\$ (22,100)</u></u>	<u><u>\$ (22,100)</u></u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>-</u>	<u>225</u>
Total expenditures	<u>-</u>	<u>225</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (225)
 Fund balances - beginning	 <u>(834)</u>	 <u>(609)</u>
Fund balances - ending	<u><u>\$ (834)</u></u>	<u><u>\$ (834)</u></u>

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Cypress Bluff Community Development District held a Regular Meeting on April 15, 2025 at 1:30 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Clermont, Florida 34711.

Present:

Stephen McConn	Chair
Paul Thomas	Assistant Secretary
Yesenia Velez	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Jennifer Kilinski (via telephone)	District Counsel
Alex Sorondo	District Engineer
Jorge Miranda (via telephone)	Empire Management Group, Inc. (Empire)
Vanessa DeAngelis (via telephone)	Empire
Michelle Woodburn (via telephone)	
Chad Clevenger	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:35 p.m.
Supervisors McConn, Thomas and Valez were present. Supervisor Dare was not present.
One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Chad Clevenger
Fill Unexpired Term of Seat 3; Term Expires
November 2026**

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The official appointment of Mr. Chad Clevenger to Seat 3 was overlooked and will occur at the next meeting.

- **Administration of Oath of Office (the following to be provided under separate cover)**
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employee**
 - B. Membership, Obligations and Responsibilities**
 - C. Sample Form 1: Statement of Financial Interests/Instructions**
 - D. Form 8B – Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-06. Mr. McConn nominated the following slate:

Stephen McConn	Chair
Casey Dare	Vice Chair
Paul Thomas	Assistant Secretary
Yesenia Valez	Assistant Secretary
Chad Clevenger	Assistant Secretary
Felix Rodriguez	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. McConn and seconded by Mr. Thomas, with all in favor, Resolution 2025-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving an Assessment Methodology for Operation and Maintenance Special Assessments; Setting a Public Hearing; Addressing Publication; Addressing Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2025-07.

Ms. Kilinski stated that this Resolution sets the public hearing date and preliminarily adopts the updates to the Engineer’s Report and the updates to the Operation & Maintenance (O&M) Assessment Methodology. It applies to all property within the CDD but particularly, this action is the result of having a small amount of commercial property within the CDD boundaries. The Resolution makes findings regarding the CDD and its establishment and the recognition that the Board adopts an annual O&M budget each fiscal year and contemplates in each fiscal year’s budget the O&M Methodology that is attached as an exhibit, will be utilized in the future years for the purposes of how to apply O&M benefits to the District uses by the residential and commercial units.

Ms. Kilinski stated the Engineer’s Report that was updated contains a clarification related to the commercial property within the CDD. She discussed the limited benefit of the improvements to the commercial property and the associated changes made to the O&M Assessment Methodology to reflect the updated Engineer’s Report. The updated Methodology Report includes a statement that, according to the District Engineer, the public infrastructure improvements designed to serve the land in the District and which comprise the Capital Improvement Plan (CIP) primarily only serve and benefit the residential land uses, and that the non-residential land will only benefit on a de minimis basis from the public infrastructure because the commercial properties are expected to be responsible for delivery of their own infrastructure.

On MOTION by Mr. McConn and seconded by Mr. Thomas, with all in favor, Resolution 2025-07, Approving an Assessment Methodology for Operation and Maintenance Special Assessments; Setting a Public Hearing on May 20, 2025 at

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1:30 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Clermont, Florida 34711; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Torres presented Resolution 2025-08.

On MOTION by Mr. McConn and seconded by Mr. Thomas, with all in favor, Resolution 2025-08, 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 February 28, 2025

On MOTION by Mr. McConn and seconded by Mr. Thomas, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 27, 2025 Regular Meeting Minutes

On MOTION by Mr. McConn and seconded by Mr. Thomas, with all in favor, the February 27, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

Regarding the commercial lot, Mr. Miranda asked if the lot itself is within the CDD itself, but ownership of the lot will be by a private entity. Ms. Kilinski replied affirmatively.

B. District Engineer (Interim): Poulos & Bennett LLC

142 Mr. Sorondo stated that there is an updated Report to the Supplemental Engineer’s
143 Report that is dated April 15, 2024 but the date should be April 15, 2025. He reiterated the
144 prior comments about the de minimis benefits to the commercial property.

145 Mr. Miranda discussed the status of the Phase 1 landscaping.

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

- 147 • **NEXT MEETING DATE: May 20, 2025 at 1:30 PM [Presentation of FY2026**
- 148 **Proposed Budget]**

- 149 ○ **QUORUM CHECK**

150 Supervisors McConn, Velez and Thomas confirmed their attendance at the May
151 20, 2025 meeting.

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153 **TENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

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155 There were no Board Members’ comments or requests.

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157 **ELEVENTH ORDER OF BUSINESS**

Public Comments

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159 No members of the public spoke.

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161 **TWELFTH ORDER OF BUSINESS**

Adjournment

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163 **On MOTION by Mr. McConn and seconded by Mr. Thomas, with all in favor,**
164 **the meeting adjourned at 1:52 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Cooper Memorial Library, 2525 Oakley Seaver Dr., Clermont, Florida 34711

¹City of Minneola City Hall, 800 N US Highway 27, Minneola, Florida 34715

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2024 CANCELED	Regular Meeting	1:30 PM
November 19, 2024	Regular Meeting	1:30 PM
December 17, 2024 CANCELED	Regular Meeting	1:30 PM
January 21, 2025 CANCELED	Regular Meeting	1:30 PM
February 27, 2025¹	Regular Meeting	11:00 AM
March 18, 2025 CANCELED	Regular Meeting	1:30 PM
April 15, 2025	Regular Meeting	1:30 PM
May 20, 2025	Public Hearing & Regular Meeting <i>O&M Assessment Hearing</i> <i>Presentation of FY2026 Proposed Budget</i>	1:30 PM
June 17, 2025	Regular Meeting	1:30 PM
July 15, 2025	Regular Meeting	1:30 PM
August 19, 2025	Regular Meeting	1:30 PM
September 16, 2025	Regular Meeting	1:30 PM

Notes:

All Library meetings held in CML 108 except August 19 (CLM 221); moved due to elections.