

Cypress Bluff Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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July 14, 2026

Board of Supervisors
Cypress Bluff Community Development District

Dear Board Members:

The Board of Supervisors of the Cypress Bluff Community Development District will hold Public Hearings and a Regular Meeting on July 21, 2026 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. Presentation of Second Supplemental Engineer's Report Cypress Bluff (Assessment Area Two Project) *(for informational purposes)*
4. Presentation of Second Supplemental Special Assessment Methodology Report *(for informational purposes)*
5. Consideration of Resolution 2026-04, Authorizing the Issuance of Not to Exceed \$3,500,000 Aggregate Principal Amount of its Cypress Bluff Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two), in One or More Series (the "Series 2026 Bonds"); Determining Certain Details of the Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2026 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement With Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of the Preliminary Limited Offering Memorandum and its Use By the Underwriter in Connection With the Offering for Sale of the Series 2026 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement for the Series 2026 Bonds and the Appointment of a Dissemination Agent; Providing for the Application of Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; Making Certain Declarations; Appointing a Trustee; Providing for the Registration of the Series 2026 Bonds Pursuant to the DTC Book-Entry System; Providing an Effective Date and for Other Purposes

ATTENDEES:

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

6. Consideration of Resolution 2026-05, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026 (The "2026 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the 2026 Bonds; Addressing the Allocation and Collection of the Assessments Securing the 2026 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
7. Consideration of Ancillary Financing Documents
 - A. Acquisition Agreements
 - B. Collateral Assignments
 - C. Declarations of Consent
8. Consideration of MBS Capital Markets, LLC Supplement to Investment Banking Agreement
9. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
10. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026/2027, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2026-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2027; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
11. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025

12. Ratification of Tri-Choice Services, Inc. First Addendum to Landscape and Irrigation Maintenance Services Agreement
13. Acceptance of Unaudited Financial Statements as of May 31, 2026
14. Approval of May 19, 2026 Regular Meeting Minutes
15. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk, PLLC*
 - B. District Engineer: *Pape-Dawson Consulting Engineers, Inc.*
 - C. Operations Manager: *Empire Management*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: August 18, 2026 at 1:30 PM
 - QUORUM CHECK

SEAT 1	STEPHEN McCONN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	YESENIA VELEZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	CHAD CLEVINGER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	PAUL THOMAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CASEY DARE	☐ IN PERSON	☐ PHONE	☐ NO

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

16. Board Members' Comments/Requests
17. Public Comments
18. Adjournment

Should you have any questions or concerns, please contact me directly at (904) 295-5714 or Felix Rodriguez at (86) 510-8274.

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