

CAYMAS

**COMMUNITY DEVELOPMENT
DISTRICT**

October 3, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Caymas Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

September 26, 2023

Board of Supervisors
Caymas Community Development District

Dear Board Members:

The Board of Supervisors of the Caymas Community Development District will hold Public Hearings and a Regular Meeting held on October 3, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2024-01, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Caymas Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *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.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

ATTENDEES:

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

- A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Master Engineer's Report (*for informational purposes*)
 - D. Master Special Assessment Methodology Report (*for informational purposes*)
 - E. Consideration of Resolution 2024-02, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Special Assessments and the Method of Collection; Providing for the Allocation of Special Assessments and True-Up Payments; Addressing Government Property, and Making Provisions Relating to the Transfer of Real Property to Units of Local, State and Federal Government; Authorizing the Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
5. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
- A. Affidavits of Publication
 - B. Consideration of Resolution 2024-03, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
- A. Affidavit of Publication
 - B. Consideration of Resolution 2024-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
7. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
- A. Affidavit of Publication
 - B. Consideration of Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
8. Consideration of Response to Request for Qualifications (RFQ) for Engineering Services
- A. Affidavit of Publication

- B. RFQ Package
 - C. Respondent
 - Atwell, LLC
 - D. Competitive Selection Criteria/ Ranking
 - E. Award of Contract
9. Consideration of Responses to Request for Proposals (RFP) for Annual Audit Services
- A. Affidavit of Publication
 - B. RFP Package
 - C. Respondent
 - Grau & Associates
 - D. Auditor Evaluation Matrix/Ranking
 - E. Award of Contract
10. Acceptance of Unaudited Financial Statements as of August 31, 2023
11. Approval of Minutes
- A. August 1, 2023 Landowners' Meeting
 - B. August 1, 2023 Organizational Meeting
 - C. September 5, 2023 Regular Meeting
12. Staff Reports
- A. District Counsel: *Coleman, Yovanovich & Koester, PA*
 - B. District Engineer: *Atwell, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 7, 2023 at 1:00 PM

○ QUORUM CHECK

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

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

3A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

CAYMAS CDD
2300 GLADES RD # 410W

BOCA RATON, FL 33431-8556

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

Issue(s) dated: 09/05/2023, 09/12/2023, 09/19/2023,
09/26/2023

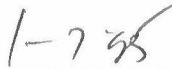
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 26, 2023:



Notary, State of WI, County of Brown



My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

CAYMAS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Caymas Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on October 3, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water utilities, sewer utilities, stormwater management and preserve/conservation, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the 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.

District Manager
Sept 5, 12, 19, 26, 2023

#5812890

Publication Cost: \$1,512.00

Ad No: 0005812890

Customer No: 2417495

PO #:

of Affidavits 1

This is not an invoice

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Caymas Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Collier County, Florida, for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Collier County, Florida, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of October, 2023

ATTEST:

**CAYMAS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A: Legal Description

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE, SUITE 107

BONITA SPRINGS, FL 34135

PHONE (239) 405-8166 FAX (239) 405-8163

CDD LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FOREST GLEN OF NAPLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 94 THROUGH 103 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°45'13" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 1,356.42 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE NORTH 87°47'32" EAST, ALONG NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,318.80 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°40'50" WEST, ALONG THE EAST LINE OF SAID FRACTION, A DISTANCE OF 1,353.60 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°42'14" WEST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 2,707.26 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°39'29" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 1,345.37 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 87°30'06" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 824.11 FEET TO A POINT ON THE BOUNDARY OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: CONTINUE SOUTH 87°30'06" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 504.61 FEET TO THE SOUTHWEST CORNER LAST SAID FRACTION, THE SAME BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; COURSE NO. 2: SOUTH 87°28'42" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,336.55 FEET; COURSE NO. 3: NORTH 00°47'14" EAST, 671.39 FEET; COURSE NO. 4: SOUTH 87°27'14" WEST, 668.22 FEET; COURSE NO. 5: NORTH 00°47'37" EAST, 671.11 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; COURSE NO. 6: SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 668.16 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 11, ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 14; COURSE NO. 7: CONTINUE SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1,336.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'13" EAST, ALONG THE EAST OF LAST SAID FRACTION AND ALONG THE BOUNDARY OF LAST SAID PLAT AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 943.26; THENCE SOUTH 87°34'46" WEST, A DISTANCE OF 1,235.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 774.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 87°42'04" EAST, A DISTANCE OF 1,235.46 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,028.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE CONTINUE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 342.93 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THEN SOUTH 87°55'08" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE 1,234.83 FEET TO A POINT OF THE EAST RIGHT-OF-WAY LINE OF SAID COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,032.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE NORTH 88°04'51" EAST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,234.37 FEET TO THE SOUTHEAST CORNER OF LAST SAID FRACTION; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,371.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID FOREST GLEN OF NAPLES PLAT; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 88°17'57" EAST, ALONG THE NORTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,333.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 11; COURSE NO. 2: NORTH 88°17'50"

RHODES & RHODES LAND SURVEYING, INC.

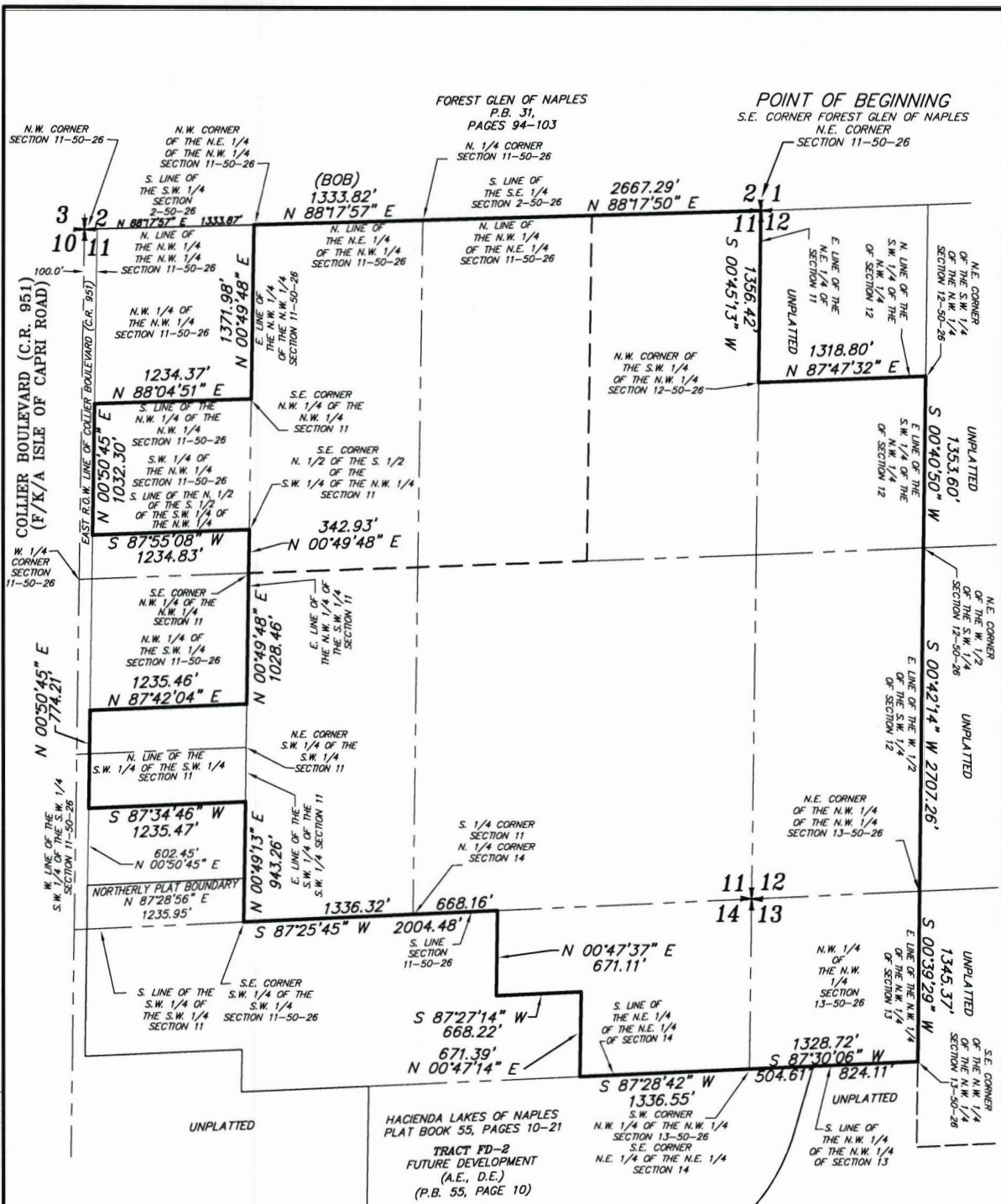
28100 BONITA GRANDE DRIVE, SUITE 107

BONITA SPRINGS, FL 34135

PHONE (239) 405-8166 FAX (239) 405-8163

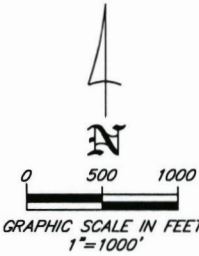
EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 2,667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,440,428 SQUARE FEET OR 767.687 ACRES, MORE OR LESS.



ABBREVIATIONS

BOB = BASIS OF BEARING
 PSM = PROFESSIONAL SURVEYOR
 & MAPPER
 LB# = LICENSED BUSINESS NUMBER
 P.B. = PLAT BOOK
 A.E. = ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT



NOTES

1. BEARINGS ARE BASED ON THE NORTHERLY BOUNDARY OF HACIENDA LAKES OF NAPLES, RECORDED IN PLAT BOOK 55, PAGE 10 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING NORTH 87°28'56" EAST AND RELATE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR FLORIDA ZONE EAST, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90).
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

NOT A SURVEY

BY:
 JOHN SCOTT RHODES PSM #5739

SKETCH FOR DESCRIPTION

CDD BOUNDARY SKETCH

RHODES & RHODES
 LAND SURVEYING, INC.
 LICENSE #LB 6897

date: NOVEMBER 30, 2022
 scale: 1" = 1000'
 cadd file: 2022-817 CDD COMBINED SKETCH

28100 BONITA GRANDE DRIVE SUITE 107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 (239) 405-8163 FAX

PSM:
 JSR
 drawn:
 RWC
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 MMR
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 BNDY
 project#:
 2022-817
 sheet #:
 3 of 3

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

4A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

CAYMAS CDD
2300 GLADES RD #410W
BOCA RATON, FL 33431
ATTN

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

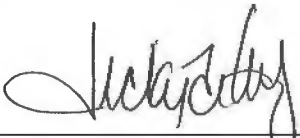
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a PUBLIC NOTICE, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

Issue(s) dated: 9/10/2023, 9/17/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 17th, 2023:



Notary, State of WI, County of Brown

My commission expires:

9/19/25

VICKY FELTY
Notary Public
State of Wisconsin

Publication Cost: \$8,064.00
Ad No: GCI1103397
Customer No: CAYMAS CDD
PO #: PUBLIC NOTICE
of Affidavits: 1

This is not an invoice

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.362, FLORIDA STATUTES, BY CAYMAS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.363(2)(b), FLORIDA STATUTES, BY CAYMAS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Board of Supervisors ("Board") of Caymas Community Development District ("District") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS & MEETING

DATE: October 3, 2023
TIME: 1:00 P.M.
LOCATION: 2639 Professional Circle #101
Naples, Florida 34119

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments") and adoption of assessment rolls to secure proposed bonds on benefited lands within the District ("Assessment Area"), and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements including, but not limited to, storm water management, environmental restoration, off-site road improvements, sanitary sewer systems, potable water systems and perimeter landscaping, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, "Project"), benefitting certain lands within the District. The Project is described in more detail in the Master Engineer's Report for the Caymas Community Development District prepared by Atwell, LLC, and dated August 1, 2023. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the Caymas Community Development District Master Special Assessment Methodology Report prepared by Wathell, Hunt and Associates, LLC and dated August 1, 2023 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within unincorporated Collier County, Florida, and encompasses approximately 767.687 +/- acres. The District is located east of Collier Boulevard (CR-951), south of the existing Forest Glen Golf and Country Club. All lands within the Assessment Area are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District Office" located at c/o Wathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-971-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The District intends to collect total revenue not in excess of \$60,145,000 (not including interest, costs of collection and enforcement and any applicable gross up for early payment discount). As described in more detail in the Assessment Report, the District's Debt Assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating Debt Assessments for the Project to be funded by the District will initially be allocated within that area on a platted residential lot basis for platted residential lot and on an equal per gross acre basis for unplatted lands. Then, as unplatted lands are platted, the Debt Assessments will be assigned to platted residential lots on a first-platted, first-assigned, Equivalent Residential Unit ("ERU") basis, where each Single Family 100' unit will have an ERU of 1.00. The proposed Debt Assessments are as follows:

Product Types	ERU Factor	# Units / Acres	Per Unit Proposed Debt Assessment / Total Revenue (Total Per, Excludes Interest and Collection Costs)	Per Unit Proposed Annual Debt Assessment / Total Annual Revenue (To be collected in 30 annual installments)*
Single Family 52'	0.52	97	\$102,927.01	\$9,884.05
Single Family 62'	0.62	164	\$122,720.66	\$11,784.82
Single Family 76'	0.76	109	\$150,431.78	\$14,445.91
Single Family 90'	0.90	61	\$178,142.89	\$17,107.00
Single Family 100'+	1.00	14	\$197,936.55	\$19,007.78

*The annual amounts stated herein include estimated collection costs and early payment discounts, which may fluctuate.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements (not counting any capitalized interest period). These annual assessments will be collected on the Collier County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. 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 Office at least forty-eight (48) hours 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 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 Office within twenty (20) days of issuance 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.

RESOLUTION NO. 2023-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT ROLL; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Caymas Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct public infrastructure improvements including, without limitation, stormwater management and drainage systems, including related earthwork, water and sanitary sewer systems including connection fees, if applicable, landscaping, irrigation and hardscape in public rights of way, mitigation, conservation and environmental restoration; off-site public improvements; professional fees; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors of the District (the "Board") hereby determines to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements (the "Improvements") described in that certain Caymas Community Development District Master Engineer's Report prepared by Atwell, LLC and dated August 1, 2023 ("Engineer's Report"), a copy of which is attached hereto and made a part hereof as Exhibit "A" and maintained on file at the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135 ("District Engineer's Office") and the offices of the District Manager at Wathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the "Assessments"); and

WHEREAS, Caymas Community Development District (the "District") is empowered by Chapter 190, the Uniform Community Development District Act of 1980, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that special benefits will accrue to the property benefited by the Improvements, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in that certain Caymas Community Development District Master Special Assessment Methodology Report prepared by Wathell, Hunt and Associates, LLC and dated August 1, 2023 (the "Assessment Report"), a copy of which is attached hereto and made a part hereof as Exhibit "B" and maintained on file at the District Manager's Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property benefited by the Improvements.

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

Section 1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of the Board.

Section 2. **Declaration of Assessments.** The Board declares that has determined to undertake the Improvements and Assessments shall be levied to defray all or a portion of the cost of the Improvements.

Section 3. **Designating the Nature and Location of Improvements.** The nature and general location of, and plans and specifications for, the Improvements are described in the Engineer's Report and maintained on file at the District Manager's Office.

Section 4. **Declaring the Total Estimated Cost of the Improvements.** The total estimated cost of the Improvements is \$43,723,182.88 (the "Estimated Cost").

Section 5. **Declaring the Portion of the Estimated Costs of the Improvements to be Paid by Assessments.** The Assessments will defray approximately \$60,145,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in the Assessment Report, and which is in addition to interest and collection costs.

Section 6. **Declaring the Manner in Which Assessments are to be Paid.** The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached hereto and made a part hereof as Exhibit "B", as may be modified by supplemental assessment resolutions. The Assessment Report is also available at the District Manager's Office.

Section 7. **Designating the Lands Upon Which the Special Assessments Shall Be Levied.** The Assessments shall be levied on certain lots and lands within the District as described in the Assessment Report and, as further designated by the assessment roll hereinafter provided for.

Section 8. **Assessment Plat.** Pursuant to Section 170.04, Florida Statutes, there is on file at the District Manager's Office, a preliminary assessment plat showing the area to be assessed, with the plans and specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

Section 9. **Preliminary Assessment Roll.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll in accordance with the method of assessment described, which is attached as Exhibit "A" of the Assessment Report and which shows the lots and lands to be assessed, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which such Assessment may be divided. The assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 10. **Payment of Assessments.** Commencing with the year in which the Assessments are levied for collection and subsequent to any capitalized interest period, the Assessments shall be paid in not more than (30) thirty yearly installments, which installments shall include principal and interest as calculated in accordance with the Assessment Report. The Assessments shall be payable at the same time and in the same manner as are ad-valorem taxes and as prescribed in Chapter 197, Florida Statutes, provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District otherwise determines not to utilize the provisions of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law including, but not limited to, by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 11. **Resolution to Fix Public Hearing.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

Section 12. **Publication of Resolution.** The District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Collier County and to provide mailed notices to the owners of the property subject to the proposed Assessments and such other notice as may be required by law or deemed in the best interest of the District.

Section 13. **Severability.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions hereof.

Section 14. **Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 15. **Effective Date.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 1st day of August, 2023.

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

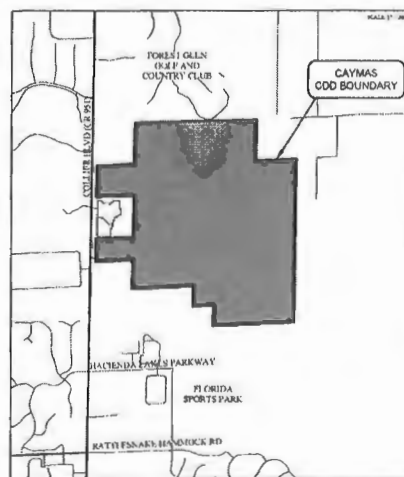
ATTEST:
/s/ Chesley E. Adams, Jr.
Chesley E. Adams, Jr., Secretary

/s/ Erica Loff
Erica Loff, Chair/ Vice Chair, Board of Supervisors

Exhibits:

Exhibit "A": Caymas Community Development District Master Engineer's Report prepared by Atwell, LLC and dated August 1, 2023

Exhibit "B": Caymas Community Development District Master Special Assessment Methodology Report prepared by Wathell, Hunt and Associates, LLC and dated August 1, 2023



CAYMAS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 187.362, FLORIDA STATUTES, BY CAYMAS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 187.3632(4)(B), FLORIDA STATUTES, BY CAYMAS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Board of Supervisors ("Board") of Caymas Community Development District ("District") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS & MEETING

DATE: October 3, 2023
TIME: 1:00 PM
LOCATION: 2630 Professional Circle #101
Naples, Florida 34110

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments") and adoption of assessment rolls to secure proposed bonds on benefited lands within the District ("Assessment Area"), and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements including, but not limited to, storm water management, environmental restoration, off-site road improvements, sanitary sewer systems, potable water systems and perimeter landscaping, and other infrastructure projects and services necessitated by the development of, and serving lands within the District (collectively, "Project"). The Project is located within the District. The Project is described in more detail in the Master Engineer's Report for the Caymas Community Development District prepared by Atwell, LLC, and dated August 1, 2023. The Debt Assessments are proposed to be levied as one or more assessment tiers and allocated to the benefited lands within the District, as set forth in the Caymas Community Development District Master Special Assessment Methodology Report prepared by Walthell, Hunt and Associates, LLC and dated August 1, 2023 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within unincorporated Collier County, Florida, and encompasses approximately 767,687 +/- acres. The District is located east of Collier Boulevard (SR-951), south of the existing Forest Glen Golf and Country Club. All lands within the Assessment Area are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District's Office located at c/o Walthell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0100. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The District intends to collect total revenue not in excess of \$50,145,000 (not including interest, costs of collection and enforcement and any applicable gross up for early payment discount). As described in more detail in the Assessment Report, the District's Debt Assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating Debt Assessments for the Project to be funded by the District will initially be allocated within that area on a platted residential lot basis for platted residential lot and on an equal per gross acre basis for unplatted lands. Then, as unplatted lands are platted, the Debt Assessments will be assigned to platted residential lots on a first-platted, first-assigned, Equivalent Residential Unit ("ERU") basis, where each Single Family 100' unit will have an ERU of 1.00. The proposed Debt Assessments are as follows:

Product Types	ERU Factor	# Units / Acres	Per Unit Proposed Debt Assessment / Total Revenue (Total Per, Excludes Interest and Collection Cost)	Per Unit Proposed Annual Debt Assessment / Total Annual Revenue (to be collected in 30 annual installments)*
Single Family 52'	0.52	97	\$107,977.01	\$3,884.05
Single Family 62'	0.62	164	\$122,770.66	\$11,784.82
Single Family 76'	0.76	109	\$150,431.78	\$14,445.91
Single Family 80'	0.90	61	\$178,147.89	\$17,107.00
Single Family 100'+	1.00	14	\$197,936.55	\$19,007.78

*The annual amounts stated herein include estimated collection costs and early payment discounts, which may fluctuate.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements (not counting any capitalized interest period). These annual assessments will be collected on the Collier County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. 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 requesting special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours 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 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 Office within twenty (20) days of issuance of this notice. Each person who desires 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.

RESOLUTION NO. 2023-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Caymas Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct public infrastructure improvements including, without limitation, stormwater management and drainage systems, including related earthwork; water and sanitary sewer systems including connection fees, if applicable, landscaping, irrigation and hardscape in public rights of way, mitigation, conservation and environmental restoration; off-site public improvements; professional fees, and other infrastructure projects and services necessitated by the development of, and serving lands within the District; and

WHEREAS, the Board of Supervisors of the District (the "Board") hereby determines to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements (the "improvements") described in that certain Caymas Community Development District Master Engineer's Report prepared by Atwell, LLC and dated August 1, 2023 ("Engineer's Report"), a copy of which is attached hereto and made a part hereof as Exhibit "A" and maintained on file at the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135 (the "District Engineer's Office") and the offices of the District Manager at Walthell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the "Assessments"); and

WHEREAS, Caymas Community Development District (the "District") is empowered by Chapter 190, the Uniform Community Development District Act of 1980, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that special benefits will accrue to the property benefited by the improvements, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in that certain Caymas Community Development District Master Special Assessment Methodology Report prepared by Walthell, Hunt and Associates, LLC and dated August 1, 2023 (the "Assessment Report"), a copy of which is attached hereto and made a part hereof as Exhibit "B" and maintained on file at the District Manager's Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property benefited by the improvements.

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

Section 1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of the Board.

Section 2. **Declaration of Assessments.** The Board declares that it has determined to undertake the improvements and Assessments shall be levied to defray all or a portion of the cost of the improvements.

Section 3. **Designating the Nature and Location of Improvements.** The nature and general location of, and plans and specifications for, the improvements are described in the Engineer's Report and maintained on file at the District Manager's Office.

Section 4. **Declaring the Total Estimated Cost of the Improvements.** The total estimated cost of the improvements is \$43,722,182.88 (the "Estimated Cost").

Section 5. **Declaring the Portion of the Estimated Costs of the Improvements to be Paid by Assessments.** The Assessments will defray approximately \$50,145,000.00, which is the anticipated maximum per value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in the Assessment Report, and which is in addition to interest and collection costs.

Section 6. **Declaring the Manner in Which Assessments are to be Paid.** The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached hereto and made a part hereof as Exhibit "B", as may be modified by supplemental assessment resolutions. The Assessment Report is also available at the District Manager's Office.

Section 7. **Designating the Lands Upon Which the Special Assessments Shall Be Levied.** The Assessments shall be levied on certain lots and lands within the District as described in the Assessment Report and, as so further designated by the assessment plat heretofore provided for.

Section 8. **Assessment Plat.** Pursuant to Section 170.04, Florida Statutes, there is an file at the District Manager's Office, a preliminary assessment plat showing the area to be assessed, with the plans and specifications describing the improvements and the Estimated Cost, all of which shall be open to inspection by the public.

Section 9. **Preliminary Assessment Roll.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll in accordance with the method of assessment described, which is attached as Exhibit "A" of the Assessment Report and which shows the lots and lands to be assessed, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which such Assessment may be divided. The assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 10. **Payment of Assessments.** Commencing with the year in which the Assessments are certified for collection and subsequent to any capitalized interest period, the Assessments shall be paid in not more than (30) thirty yearly installments, which installments shall include principal and interest as calculated in accordance with the Assessment Report. The Assessments shall be payable at the same time and in the same manner as are ad-valorem taxes and as prescribed in Chapter 197, Florida Statutes, provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District otherwise determines not to utilize the provisions of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law including, but not limited to, by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 11. **Resolution to Fix Public Hearing.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

Section 12. **Publication of Resolution.** The District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Collier County and to provide mailed notices to the owners of the property subject to the proposed Assessments and such other notice as may be required by law or deemed in the best interest of the District.

Section 13. **Severability.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 14. **Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 15. **Effective Date.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 1st day of August, 2023.

ATTEST:
By Chesley E. Adams, Jr.
Chesley E. Adams, Jr., Secretary

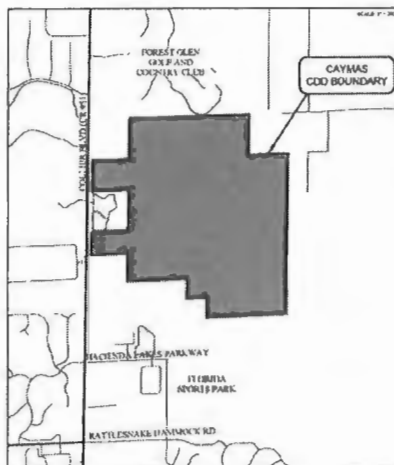
Exhibits:

Exhibit "A": Caymas Community Development District Master Engineer's Report prepared by Atwell, LLC and dated August 1, 2023

Exhibit "B": Caymas Community Development District Master Special Assessment Methodology Report prepared by Walthell, Hunt and Associates, LLC and dated August 1, 2023

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

By Felicia Lohr
Chair/Node Chair, Board of Supervisors



CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

4B

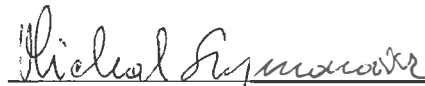
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

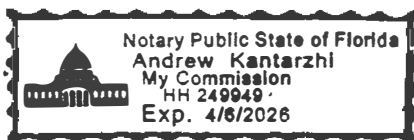
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Director of Financial Services for the Caymas 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 September 1, 2023, 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 170, 190 and 197, *Florida Statutes*. I further certify that the letters were sent 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: Michal Szymonowicz, Director of Financial Services

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 1st day of September 2023, by Michal Szymonowicz, 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

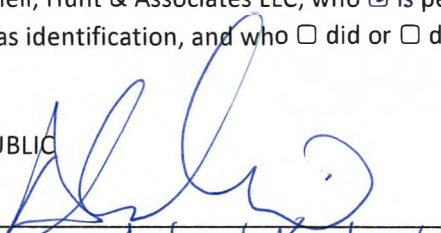

Print Name: Andrew Kantarzh
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/2026

EXHIBIT A: Mailed Notice

Exhibit A

Caymas
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

September 1, 2023

Via First Class U.S. Mail

PULTE HOME COMPANY LLC
24311 WALDEN CENTER DR #300
BONITA SPRINGS, FL 34134

RE: Caymas Community Development District (“District”)
Notice of Hearings on Debt Special Assessments
Parcel ID No. See Exhibit B

Dear Property Owner:

You are receiving this notice because the Collier County Property Appraiser’s records indicate that you are a property owner within the District. In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

NOTICE OF PUBLIC HEARINGS

DATE:	October 3, 2023
TIME:	1:00 p.m.
LOCATION:	2639 Professional Circle #101 Naples, Florida 34119

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) and adoption of an assessment roll to secure proposed bonds on benefited lands within the District (“**Lands**”), and to provide for the levy, collection and enforcement of the Debt Assessments. The purpose of any such Debt Assessments is to secure the proposed bonds to be issued by the District to finance certain public infrastructure improvements (“**Project**”), generally consisting of storm water management, environmental restoration, off-site road improvements, sanitary sewer systems, potable water systems and perimeter landscaping, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, “**Project**”), benefitting certain lands within the District. The Project is described in more detail in the Master Engineer’s Report for the Caymas Community Development District prepared by Atwell, LLC, and dated August 1, 2023. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Caymas Community Development District Master Special Assessment Methodology Report prepared by Wrathell, Hunt and Associates, LLC and dated August 1, 2023 (“**Assessment Report**”). At the

conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A meeting of the District will also be held where the Board may consider any other business that may properly come before it. Please refer to **Exhibit A** enclosed herein for additional information related to the public hearings and meeting.

The District is located entirely within unincorporated Collier County, Florida. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410. Also, a copy of the agendas and other documents referenced herein may be obtained from the District’s Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. 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 Office at least forty-eight (48) hours 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 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 Office within twenty (20) days of issuance 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 Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C.E. Adams, Jr.", with a stylized flourish at the end.

Chesley E. Adams, Jr.
District Manager

EXHIBIT A
Summary of Proposed Debt Assessments

1. **Proposed Debt Assessments and Total Revenue.** The total revenues the District will collect by the Debt Assessments is **\$60,145,000**. The proposed Debt Assessments and Total Revenue are as follows:

Land Use	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
SF 52'	97	\$7,257,939.00	\$9,983,919.57	\$102,927.01	\$9,884.05
SF 62'	164	\$14,630,992.02	\$20,126,188.38	\$122,720.66	\$11,784.82
SF 76'	109	\$11,920,056.83	\$16,397,063.78	\$150,431.78	\$14,445.91
SF 90'	61	\$7,899,699.66	\$10,866,716.58	\$178,142.89	\$17,107.00
SF 100'+	14	\$2,014,495.36	\$2,771,111.70	\$197,936.55	\$19,007.78
Total	445	\$43,723,182.88	\$60,145,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 3.5% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

2. **Unit of Measurement.** As described in the Assessment Report, the Debt Assessments will be initially allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.
3. **Schedule of Debt Assessments:** For each bond issuance, the Debt Assessments principal is expected to be collected over a period of no more than 30 years subsequent to the issuance of debt to finance the improvements.
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EXHIBIT A

25892010403	25892010801	25892011567
25892010380	25892010827	
25892010364	25892010843	
25892010348	25892010869	
25892010322	25892010885	
25892010306	25892010908	
25892010283	25892010924	
25892010267	25892010940	
25892010241	25892010966	
25892010225	25892010982	
25892010209	25892011004	
25892010186	25892011020	
25892010160	25892011046	
25892010144	25892011062	
25892010128	25892011088	
25892010102	25892011101	
25892010089	25892011127	
25892010063	25892011143	
25892010047	25892011169	
25892010429	25892011185	
25892010445	25892011208	
25892010461	25892011224	
25892010487	25892011240	
25892010500	25892011266	
25892010526	25892011282	
25892010542	25892011305	
25892010568	25892011321	
25892010584	25892011347	
25892010607	25892011363	
25892010623	25892011389	
25892010649	25892011402	
25892010665	25892011428	
25892010681	25892011444	
25892010704	25892011460	
25892010720	25892011486	
25892010746	25892011509	
25892010762	25892011525	
25892010788	25892011541	

Caymas
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

September 1, 2023

Via First Class U.S. Mail

SD SAN MARINO LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 334119

RE: Caymas Community Development District (“District”)
Notice of Hearings on Debt Special Assessments
Parcel ID No. See Exhibit B

Dear Property Owner:

You are receiving this notice because the Collier County Property Appraiser’s records indicate that you are a property owner within the District. In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

NOTICE OF PUBLIC HEARINGS

DATE:	October 3, 2023
TIME:	1:00 p.m.
LOCATION:	2639 Professional Circle #101 Naples, Florida 34119

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) and adoption of an assessment roll to secure proposed bonds on benefited lands within the District (“**Lands**”), and to provide for the levy, collection and enforcement of the Debt Assessments. The purpose of any such Debt Assessments is to secure the proposed bonds to be issued by the District to finance certain public infrastructure improvements (“**Project**”), generally consisting of storm water management, environmental restoration, off-site road improvements, sanitary sewer systems, potable water systems and perimeter landscaping, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, “**Project**”), benefitting certain lands within the District. The Project is described in more detail in the Master Engineer’s Report for the Caymas Community Development District prepared by Atwell, LLC, and dated August 1, 2023. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Caymas Community Development District Master Special Assessment Methodology Report prepared by Wrathell, Hunt and Associates, LLC and dated August 1, 2023 (“**Assessment Report**”). At the

conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A meeting of the District will also be held where the Board may consider any other business that may properly come before it. Please refer to **Exhibit A** enclosed herein for additional information related to the public hearings and meeting.

The District is located entirely within unincorporated Collier County, Florida. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410. Also, a copy of the agendas and other documents referenced herein may be obtained from the District’s Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. 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 Office at least forty-eight (48) hours 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 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 Office within twenty (20) days of issuance 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.

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Chesley E. Adams, Jr.
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EXHIBIT A

00412520000
00411120003
00411400008
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00411520001
00417120007
00417680000
00417040006
00414320004
00412240005

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

Master Engineer's Report

August 1, 2023

Prepared for:

Caymas CDD
2639 Professional Circle, Suite 101
Naples, FL 34119

Prepared by:

Atwell, LLC
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

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INTRODUCTION

Caymas Community Development District (the “**District**”) is a special purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The District encompasses approximately 767.68 acres of land and is generally located on the east side of Collier Boulevard (C.R. 951), south of the existing Forest Glen Golf and Country Club in unincorporated Collier County, Florida. The project lies within Sections 11, 12, 13, and 14, Township 50 South, Range 26 East.

The District is part of a master planned community development (the “**Master Development**”) consisting of approximately 767.68 +/- acres located within the existing San Marino RPUD in Collier County. The Master Development is located within the area zoned by Collier County as Residential Planned Unit Development (RPUD), pursuant to Ordinance No. 2022-39.

The District represents the entire development area within the Master Development and will consist of approximately 767.68 acres planned for 445 single family dwelling units to be developed as “Caymas”. The matrix shown in **Table 1** below represents the anticipated product mix for the lands within the District. Please note that this table may be revised as development commences and the final site plan is further refined by the Developer (hereafter defined).

Table 1: Master Lot Matrix

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
52' LOTS	97	22%
62' LOTS	164	37%
76' LOTS	109	24%
90' LOTS	61	14%
100'+ LOTS	14	3%
TOTAL	445	100%

PURPOSE AND SCOPE

The District was established for the purpose of financing, acquiring, constructing, maintaining, and operating all or a portion of the public infrastructure necessary for the community

development within the District. The purpose of this report is to outline the scope of the District's "**Capital Improvement Plan**" ("**CIP**") and provide a description of the public infrastructure improvements necessary for future development activities including those to be financed and/or acquired by the District.

The District will finance, acquire and/or construct, operate, and maintain a portion of the public infrastructure improvements that are needed to serve Caymas and allocate the costs for the infrastructure improvements. A portion of these public infrastructure improvements will be completed by SD San Marino, LLC (the "**Developer**"), and will be acquired by the District with proceeds of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by Collier County, Florida, and the South Florida Water Management District ("**SFWMD**").

The CIP described in this report reflects the District's present intentions. The implementation and completion of the CIP outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of improvements. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

CAPITAL IMPROVEMENT PLAN

The CIP includes completed and planned public infrastructure improvements and related interests in land and only those portions of the CIP that are eligible to be funded on a tax-exempt basis will be financed by the District. Such improvements will provide special benefit to all assessable land within the District. In particular, the CIP includes, without limitation: (i) improvements within the District such as the stormwater management system, wastewater system, water distribution system,

and on-site roadways, (ii) certain off-site improvements, and (iii) soft costs such as professional fees and permitting costs.

The estimated total cost of the CIP for Caymas is \$43,723,182.88. Refer to **Table 5** of this report for a summary of the costs by infrastructure category for the completed and planned CIP expenditures.

The CIP status, along with anticipated completion timeline is presented in **Table 2** below.

Table 2: CIP Status and Completion Timeline

Construction Phasing	Estimated Completion Date
Caymas Parcel	2027 (estimated)

PERMITS AND APPROVALS

This project is compliant with the current zoning per Ordinance No. 2022-39. Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that the CIP is feasible, there are no technical reasons existing at this time that would prohibit the implementation of the CIP as presented herein and that permits normally obtained by site development engineers not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

LAND USE

As stated, the District includes approximately 767.68 acres. **Table 3** below illustrates the current land use plan in acreage for the District. Such information is subject to change.

Table 3: Land Use Summary for the District

TYPE OF USE	ACRES +/-	PERCENT OF TOTAL
Lakes	287.27 AC	37.42%
Residential Tracts	113.65 AC	14.80%
Road Rights-of-Way	28.09 AC	3.66%
Preservation/Wetland Areas	269.40 AC	35.09%
Parks and Amenities	12.76 AC	1.66%

Other (Uplands, Open Space, etc.)	56.51 AC	7.36%
TOTAL	767.68 AC	100%

ROADWAYS

All roads internal to residential areas within Caymas are to be private and will be funded by the Developer and dedicated to the applicable property owners' association for ownership and maintenance. Therefore, all such internal roadways are not part of the CIP. All such roads will be designed and constructed in accordance with Collier County standards. Notwithstanding the same, the District will be provided access over the privately owned roadways for purposes of operating and maintaining the public improvements of this CIP.

There are off-site roadway improvements included within the CIP. The off-site improvements include turn lane construction (right and left turn lanes) as well as the bridge expansion project for the main entry of the Caymas community.

There will be one (1) access point into the District from Collier Boulevard. Collier Boulevard is currently a six-lane roadway along the western frontage of the District. There will also be an emergency egress access point within the amenity parcel; this access point is not included within the CIP for funding.

STORMWATER MANAGEMENT

Collier County and the South Florida Water Management District (SFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the West Collier Drainage Basin.

The Stormwater Management Plan for the District focuses on utilizing newly constructed and existing ponds in the uplands for stormwater treatment throughout the site.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.

2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. To preserve the function of the floodplain storage during the 25-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures.

The Caymas stormwater system does receive off-site flows from two (2) off-site parcels currently owned by Hartley Land, LLC (as of the date of this report). The current folio numbers per the Collier County Property Appraiser's Office are 00411040002 and 00411720005 (as of the date of this report). These off-site flows are documented within the approved ERP (Permit No. 11-03664-P, App No. 220221-33273).

The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate, and maintain the inlets and storm sewer systems within any County rights-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots, and lake excavation for stormwater ponds within the CIP includes only the portion from the control elevation to the depth required to meet water quality criteria set forth by the SFWMD. Moreover, the purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. Further, all lakes

included in the CIP will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater management plan will be located on District owned land or within public easements or public rights-of-way dedicated to the District. Finally, it is less expensive to allow the developer of the land in the District to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

ENVIRONMENTAL CONSERVATION/MITIGATION

On-site and off-site wetland areas are being preserved. All mitigation has been approved with SFWMD and Collier County and is being completed within the on-site preserve tracts and the off-site mitigation parcel within the San Marino RPUD and ERP. The preserve areas will be transferred to the District at no cost for future operation and maintenance.

WASTEWATER COLLECTION

The District falls within the Collier County utility service area, with wastewater treatment service to be provided by Collier County Public Utilities and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection standards. The project's wastewater needs will be served by the existing infrastructure within the Collier Boulevard (CR-951) right-of-way via an existing 12-inch force main beneath the southbound lanes. Wastewater facilities include pump stations, sanitary sewer mains, and force mains to connect to the existing County system. Approximately 3.72 miles of 8" sanitary sewer main, 1.10 miles of 2-6" force main, and five (5) pump stations are to be constructed.

The wastewater collection systems for all phases will be constructed and/or acquired by the District and then dedicated to Collier County for ownership, operation, and maintenance. As such, they are all included within the CIP. There are no impact fee credits associated with the construction of any of these improvements.

WATER DISTRIBUTION SYSTEM

The District falls within the Collier County utility service area, with potable water service to be provided by Collier County Public Utilities and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection standards. The project's potable water needs will be served via the existing 36" potable water main along the east side of the Henderson Creek Canal. The water facilities include potable distribution mains along with necessary valving, fire hydrants and water services to individual units and common areas. Approximately 4.54 miles of 6-12" water main will be constructed.

The water distribution systems for all phases will be constructed and/or acquired by the District and then dedicated to Collier County for ownership, operation, and maintenance. As such, they are all included within the CIP. There are no impact fee credits associated with the construction of any of these improvements.

LANDSCAPING

Perimeter buffer landscaping is planned for Caymas. Code required landscaping will be included within the CIP for the District. Such infrastructure will be located on property owned by the District or easements dedicated to the District, to the extent that it is located in rights-of-way owned by the County, will be maintained pursuant to a right-of-way agreement to be entered into with the County. All other landscaping, hardscape, and lighting is to be considered private and shall be funded by the Developer and maintained by the Property Owner's Association.

RECREATIONAL FACILITIES

Caymas will have one main recreational amenity campus for the exclusive use of Caymas' residents. The amenity location will provide the typical programming such as a clubhouse, pool, park, and sports courts. All amenity facilities are considered common elements for the benefit of the community and not part of the CIP. Further, all amenity facilities will be funded by the Developer

to be owned and maintained by the POA. Although the CIP benefits the recreational amenities, they are not assessed pursuant to state law, as they are a common element for the Caymas development.

PROFESSIONAL FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure comprising the CIP. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth in **Table 4** below.

Any CDD-financed components of the CIP maintained by a POA will be pursuant to an arrangement that is reviewed by bond counsel to the CDD.

Table 4: Ownership and Maintenance Responsibilities

FACILITY	FUNDED BY	O & M	OWNERSHIP
Private Roads	Developer	Neighborhood POA	Neighborhood POA
Stormwater Management and Drainage	Developer/CDD	CDD	CDD
Utilities (Potable Water & Sanitary Sewer)	CDD	County	County
Off-Site Road Improvements	CDD	County	County

Perimeter Landscaping	Developer/CDD	CDD	CDD
Environmental Restoration	Developer/CDD	CDD	CDD

PROJECT COSTS

The CIP's identifiable total costs associated with the public infrastructure improvements are estimated to be \$43,723,182.88. The public infrastructure improvements include earthwork, drainage, perimeter landscaping, sewer, water, stormwater management systems, environmental restoration, and on-site roadways that will benefit the developable, assessable land within the District. Private infrastructure, which is not included within the CIP, includes landscaping/hardscaping above and beyond code required, internal private roadways, portions of the excavation and grading, and the amenity campus serving the Caymas development.

The Summary of Estimated Project costs shown below in **Table 5**, outlines the anticipated costs associated with the construction and acquisition of public infrastructure comprising the CIP.

Table 5: Cost Estimates

PROFESSIONAL & PERMIT FEES	\$4,456,105.92
EARTHWORK FOR STORM WATER MANAGEMENT	\$10,363,000.47
ENVIRONMENTAL RESTORATION	\$733,200.00
OFF-SITE ROAD IMPROVEMENTS	\$1,839,128.74
DRAINAGE SYSTEMS	\$6,749,383.53
SANITARY SEWER SYSTEMS	\$8,537,695.22
POTABLE WATER SYSTEMS	\$2,932,945.15
PERIMETER LANDSCAPING	\$2,408,700.00
15% CONTINGENCY	\$5,703,023.85
TOTAL ESTIMATED COSTS – ENTIRE PROJECT	\$43,723,182.88

The cost estimates set forth herein are estimates 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 and

commercial units, which (subject to true-up determinations) number and type of units may be changed with the development of Caymas. 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.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Atwell, LLC that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all developable lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes, and any land to be acquired by the District is related to the stormwater management system and wetland mitigation component of such improvements or facilities. Further, the Caymas CIP functions as a system of improvements benefitting all lands within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Collier County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction

processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.



Jeremy H. Arnold, P.E.

District Engineer

FL Registration No.: 66421

CDD EXHIBITS FOR CAYMAS COMMUNITY DEVELOPMENT DISTRICT

PART OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

SHEET INDEX

1	COVER SHEET
2	EXHIBIT 1 LOCATION MAP
3	EXHIBIT 2 LEGAL DESCRIPTION OF PROPOSED DISTRICT
4	EXHIBIT 3 LANDOWNER WRITTEN CONSENTS
5	EXHIBIT 3A DEEDS OF RECORD
6	EXHIBIT 4 EXISTING LAND USES
7	EXHIBIT 5 FUTURE LAND USE MAP
8	EXHIBIT 6 PROPOSED DEVELOPMENT PLAN
9	EXHIBIT 6A PROPOSED STORMWATER PLAN
10	EXHIBIT 6B PROPOSED WASTEWATER PLAN
11	EXHIBIT 6C PROPOSED POTABLE WATER PLAN
12	EXHIBIT 7 MAPS OF LOCATIONS OF WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS
13	EXHIBIT 8 PROPOSED ESTIMATED COSTS OF CONSTRUCTION FOR DISTRICT IMPROVEMENTS
14	EXHIBIT 9 PROPOSED TIMETABLES OF CONSTRUCTION
15	EXHIBIT 10 PARCEL ID MAP

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

FILE NAME: 9465000101.dwg
SHEET: 1 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



B:\Projects\946-500 (San Marino- Willow Run) CDD\Drawings-Exhibits\946-500-01 CDD Exhibits\Current Plans\9465000102.dwg

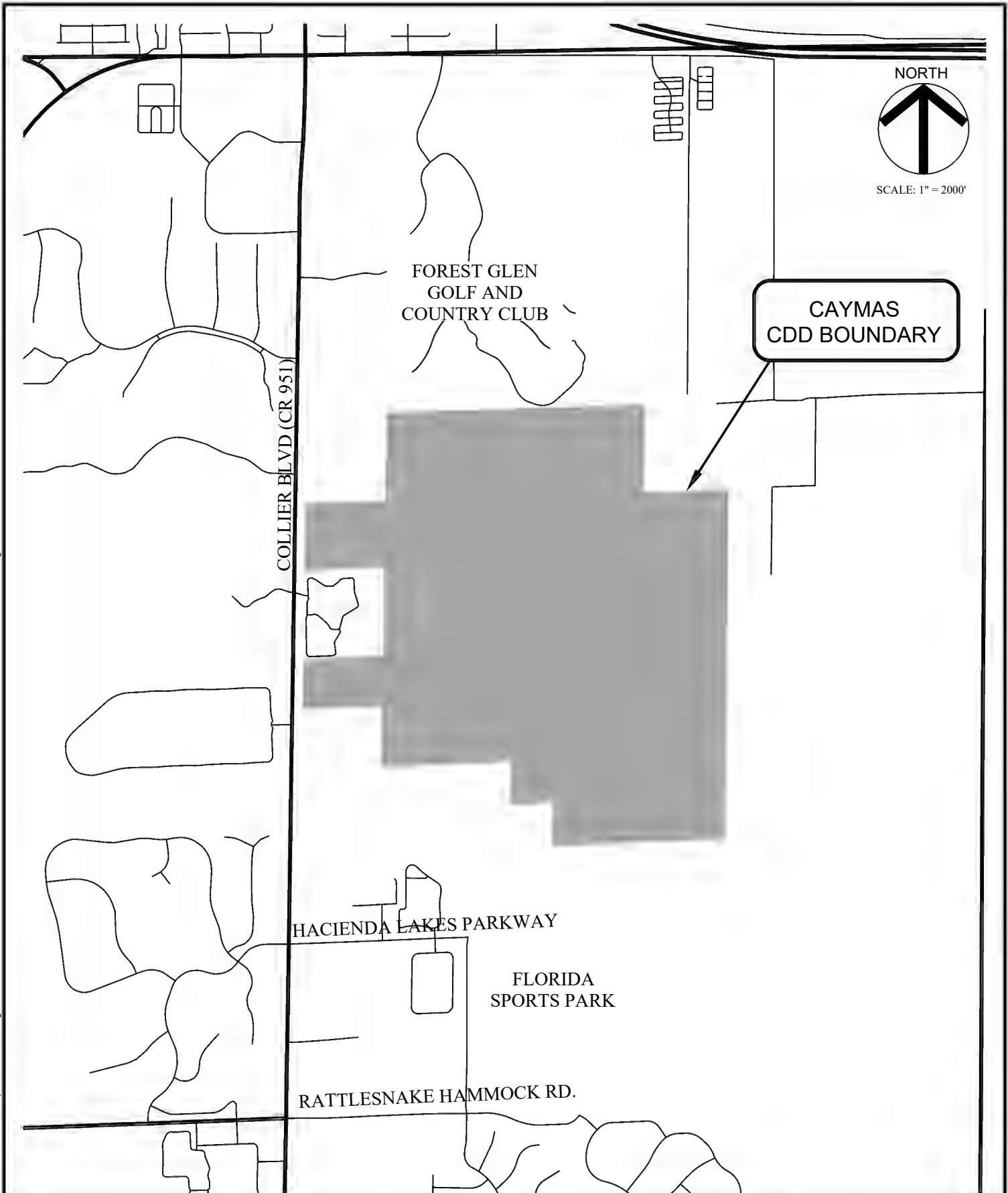


EXHIBIT 1: LOCATION MAP

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: 11, 12, 13, 14 TOWNSHIP: 50S RANGE: 26E
COUNTY, FLORIDA

FILE NAME: 9465000102.dwg
SHEET: 2 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

ATWELL
888.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

B:\Projects\1946-500 (San Marino- Willow Run) CDD\Drawings-Exhibits\1946-500-01 CDD Exhibits\Current Plans\Current Plans\9465000104.dwg

BEING A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FOREST GLEN OF NAPLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 94 THROUGH 103 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°45'13" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 1,356.42 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE NORTH 87°47'32" EAST, ALONG NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,318.80 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°40'50" WEST, ALONG THE EAST LINE OF SAID FRACTION, A DISTANCE OF 1,353.60 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°42'14" WEST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 2,707.26 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°39'29" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 1,345.37 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 87°30'06" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 824.11 FEET TO A POINT ON THE BOUNDARY OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: CONTINUE SOUTH 87°30'06" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 504.61 FEET TO THE SOUTHWEST CORNER LAST SAID FRACTION, THE SAME BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; COURSE NO. 2: SOUTH 87°28'42" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,336.55 FEET; COURSE NO. 3: NORTH 00°47'14" EAST, 671.39 FEET; COURSE NO. 4: SOUTH 87°27'14" WEST, 668.22 FEET; COURSE NO. 5: NORTH 00°47'37" EAST, 671.11 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; COURSE NO. 6: SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 668.16 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 11, ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 14; COURSE NO. 7: CONTINUE SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1,336.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'13" EAST, ALONG THE EAST OF LAST SAID FRACTION AND ALONG THE BOUNDARY OF LAST SAID PLAT AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 943.26; THENCE SOUTH 87°34'46" WEST, A DISTANCE OF 1,235.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 774.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 87°42'04" EAST, A DISTANCE OF 1,235.46 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,028.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE CONTINUE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 342.93 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THEN SOUTH 87°55'08" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE 1,234.83 FEET TO A POINT OF THE EAST RIGHT-OF-WAY LINE OF SAID COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,032.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE NORTH 88°04'51" EAST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,234.37 FEET TO THE SOUTHEAST CORNER OF LAST SAID FRACTION; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,371.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID FOREST GLEN OF NAPLES PLAT; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 88°17'57" EAST, ALONG THE NORTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,333.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 11; COURSE NO. 2: NORTH 88°17'50" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 2,667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,440,428 SQUARE FEET OR 767.687 ACRES, MORE OR LESS.

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE
HAS BEEN PREPARED BY RHODES & RHODES LAND SURVEYING, INC.

EXHIBIT 2: LEGAL DESCRIPTION OF PROPOSED DISTRICT

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COLLIER COUNTY, FLORIDA

FILE NAME: 9465000104.dwg
SHEET: 4 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8656

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



Exhibit “3”

LANDOWNER'S CONSENT TO ESTABLISHMENT OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT

SD SAN MARINO, LLC, a Florida limited liability company ("**Owner**"), certifies that it is the owner of certain real property located in Collier County, Florida and more particularly described on Exhibit "A" attached to this Landowner's Consent and made a part hereof (the "**Property**").

Owner understands and acknowledges that this Landowner's Consent is submitted in connection with the petition to Collier County (the "**Petition**") to establish the community development district to be known as the Caymas Community Development District (the "**District**") in accordance with the provisions of Chapter 190, Florida Statutes. As an owner of lands that are intended to be included in the District, Owner understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petition to establish the District is required to include the written consent to the establishment of the District by one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the inclusion of the Property in the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District. The undersigned acknowledges that this consent will remain in full force and effect until the District is established, provided that if final approval of the Petition is not granted by Collier County within two (2) years from the date hereof, the undersigned shall have the right to withdraw this consent by delivering written notice to the Board of County Commissioners of Collier County within any time thereafter, but prior to final approval of the Petition.

If the Property is sold by Owner prior to final approval of the Petition, the undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the petitioner or Collier County, the same consent in substantially this form. Owner represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

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

IN WITNESS WHEREOF, the undersigned has executed this Landowner's Consent this 27th day of December, 2022.

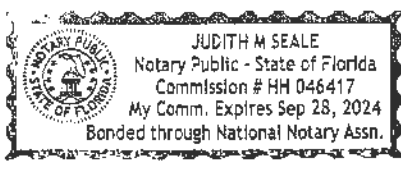
SD SAN MARINO, LLC,
a Florida limited liability company

By: *Keith Gelder*
Keith Gelder, Vice President

STATE OF FLORIDA
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 27th of December, 2022, by Keith Gelder, Vice President of SD SAN MARINO, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or () has produced as evidence of identification.

(SEAL)



Judith M Seale
NOTARY PUBLIC
Name: *Judith M Seale*
(Type or Print)
My Commission Expires:

EXHIBIT "A"

BEING A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FOREST GLEN OF NAPLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 94 THROUGH 103 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°45'13" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 1,356.42 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE NORTH 87°47'32" EAST, ALONG NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,318.80 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°40'50" WEST, ALONG THE EAST LINE OF SAID FRACTION, A DISTANCE OF 1,353.60 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°42'14" WEST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 2,707.26 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°39'29" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 1,345.37 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 87°30'06" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 824.11 FEET TO A POINT ON THE BOUNDARY OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: CONTINUE SOUTH 87°30'06" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 504.61 FEET TO THE SOUTHWEST CORNER LAST SAID FRACTION, THE SAME BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; COURSE NO. 2: SOUTH 87°28'42" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,336.55 FEET; COURSE NO. 3: NORTH 00°47'14" EAST, 671.39 FEET; COURSE NO. 4: SOUTH 87°27'14" WEST, 668.22 FEET; COURSE NO. 5: NORTH 00°47'37" EAST, 671.11 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; COURSE NO. 6: SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 668.16 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 11, ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 14; COURSE NO. 7: CONTINUE SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1,336.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'13" EAST, ALONG THE EAST OF LAST SAID FRACTION AND ALONG THE BOUNDARY OF LAST SAID PLAT AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 943.26; THENCE SOUTH 87°34'46" WEST, A DISTANCE OF 1,235.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 774.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 87°42'04" EAST, A DISTANCE OF 1,235.46 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,028.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE CONTINUE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 342.93 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THEN SOUTH 87°55'08" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE 1,234.83 FEET TO A POINT OF THE EAST RIGHT-OF-WAY LINE OF SAID COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,032.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE NORTH 88°04'51" EAST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,234.37 FEET TO THE SOUTHEAST CORNER OF LAST SAID FRACTION; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,371.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID FOREST GLEN OF NAPLES PLAT; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 88°17'57" EAST, ALONG THE NORTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,333.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 11; COURSE NO. 2: NORTH 88°17'50" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 2,667.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1 THROUGH 77, CAYMAS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 86 THROUGH 97, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LANDOWNER'S CONSENT TO ESTABLISHMENT OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT

PULTE HOME COMPANY, LLC, a Michigan limited liability company ("**Owner**"), certifies that it is the owner of certain real property located in Collier County, Florida and more particularly described on Exhibit "A" attached to this Landowner's Consent and made a part hereof (the "**Property**").

Owner understands and acknowledges that this Landowner's Consent is submitted in connection with the petition to Collier County (the "**Petition**") to establish the community development district to be known as the Caymas Community Development District (the "**District**") in accordance with the provisions of Chapter 190, Florida Statutes. As an owner of lands that are intended to be included in the District, Owner understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petition to establish the District is required to include the written consent to the establishment of the District by one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the inclusion of the Property in the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District. The undersigned acknowledges that this consent will remain in full force and effect until the District is established, provided that if final approval of the Petition is not granted by Collier County within two (2) years from the date hereof, the undersigned shall have the right to withdraw this consent by delivering written notice to the Board of County Commissioners of Collier County within any time thereafter, but prior to final approval of the Petition.

If the Property is sold by Owner prior to final approval of the Petition, the undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the petitioner or Collier County, the same consent in substantially this form. Owner represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

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

IN WITNESS WHEREOF, the undersigned has executed this Landowner's Consent this ____ day of December 14, 2022.

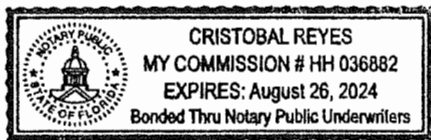
PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: Naomi Robertson
Print Name: Naomi Robertson
Title: VP Finance

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 14th of December, 2022, by Naomi Robertson, VP Finance of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company, who is (☒) personally known to me or () has produced _____ as evidence of identification.

(SEAL)



Cristobal Reyes
NOTARY PUBLIC
Name: Cristobal Reyes
(Type or Print)
My Commission Expires: August 26, 2024

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

LOTS 1 THROUGH 77, CAYMAS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 86 THROUGH 97, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Exhibit “3A”

Prepared by:

Law Offices of William G. Morris, P.A.
247 North Collier Boulevard, Suite 202
Marco Island, FL 34145

STATUTORY WARRANTY DEED

THIS INDENTURE is made and entered into as of the 20th day of October, 2015, by and between **H & LD Venture, LLC, a Florida limited liability company** ("Grantor"), whose mailing address is 7995 Mahogany Run Lane, Naples, Florida 34113, and **SD San Marino, LLC, a Florida limited liability company** ("Grantee"), whose mailing address is 2647 Professional Circle, Unit 1201, Naples, FL 34119.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the following described real property in the County of Collier, State of Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE THERETO,

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "Property").

SUBJECT TO the encumbrances and exceptions described on **Exhibit B** attached hereto and incorporated herein by reference thereto (collectively, "Permitted Exceptions"); provided, however, that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions nor shall this conveyance operate to reimpose or extend any Permitted Exceptions.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject to and except for the Permitted Exceptions, and will defend the same, subject to and except for the Permitted Exceptions, against the lawful claims of all persons whomsoever.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year above written.

Signed, sealed and delivered
in the presence of:

**H & LD Venture, LLC,
a Florida limited liability company**

Pegilee H. Morris
(Witness Signature)
Print Witness Name: PEGILEE H. MORRIS

By: [Signature]
Name: Joseph D. Boff
Its: Manager

Marie Grace Mend-Smith
(Witness Signature)
Print Witness Name: MARIE GRACE MEND-SMITH

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 19TH day of October, 2015, by Joseph D. Boff, as the Manager, of H & LD Venture, LLC, a Florida limited liability company, on behalf of said company. He is [select one]:

- (☒) personally known to me;
or
() produced a valid driver's license as identification.



PEGILEE H. MORRIS
MY COMMISSION # FF 142993
EXPIRES: July 17, 2018
Bonded Thru Budget Notary Services

Pegilee H. Morris
Notary Public (Signature)
Print Name: PEGILEE H. MORRIS
My Commission Expires: JULY 17, 2018

Exhibit "A"

TRACT 1:

Parcel ID: 0041084009

The Northeast 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida; and

Parcel ID: 00411200004, Parcel ID: 00411240006, and Parcel ID: 0041088001

The Northwest 1/4 of the Northeast 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida; and

Parcel ID: 00411320007

The Southwest 1/4 of the Northeast 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida; and

Parcel ID: 00410640005

The Southeast 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida; and

Parcel ID: 00411640004

The North 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida, less the West 100 feet; and

Parcel ID: 00410960002

The South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida, less the West 100 feet; and

Parcel ID: 00411440000

The North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida, less the West 100 feet.

Being more particularly described as follows:

Commencing at the West 1/4 corner of Section 11, Township 50 South, Range 26 East of Collier County, Florida; thence along the West line of the Northwest 1/4 of said Section 11, N 00 degrees 50'48" E, a distance of 344.19 feet, to the Southwest corner of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence leaving the said West line and along the South line of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11, N 87 degrees 55'08" E, a distance of 100.13 feet, to the Point of Beginning of the parcel herein described; thence N 00 degrees 50'48" E, a distance of 1032.30 feet, being 100.00 feet Easterly and parallel to the said West line; thence along the North line of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11, N 88 degrees 04'51" E, a distance of 1234.18 feet to the Southwest corner of Northeast 1/4 of the Northwest 1/4

of said Section 11; thence along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 11; N 00 degrees 49'48" E, a distance of 1371.72 feet, to the Northwest corner of Northeast 1/4 of the Northwest 1/4 of said Section 11; thence along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 11; N 88 degrees 17'49" E, a distance of 1333.66 feet, to the North 1/4 corner of said Section 11; thence along the North line of Northwest 1/4 of the Northeast 1/4 of said Section 11, N 88 degrees 17'56" E, a distance of 1333.62 feet, to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 11; thence along the East line of the West 1/2 of the Northeast 1/4 of said Section 11, S 00 degrees 47'44" W, a distance of 2723.17 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 11; thence along the East to West 1/4 line of said Section 11, S 87 degrees 51'54" W, a distance of 2669.89 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 11; thence along the west line of the Southeast 1/4 of the Northwest 1/4 of Section 11, N 00 degree 49'48" E, a distance of 342.93 feet to the Southeast corner of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11; thence along the South line of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11, S 87 degrees 55'08" W, a distance of 1234.66 feet to the Point of Beginning of the parcel described herein.

AND:

TRACT 2:

Mitigation Parcel 1: Parcel ID: 00338440002

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

Mitigation Parcel 2: Parcel ID#: 00345080002

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

Mitigation Parcel 3: Parcel ID#: 00352680000

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

Mitigation Parcel 4: Parcel ID#: 00350720001

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

Mitigation Parcel 5: Parcel ID#: 00351480007

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

Mitigation Parcel 6: Parcel ID#: 00352160009

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

Mitigation Parcel 7: Parcel ID#: 00352880004

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

Mitigation Parcel 8: Parcel ID#: 00455120001

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 9: Parcel ID#: 00462880402

The North 1/2 of the West 1/2 of the West 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 23, Township 50 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 10: Parcel ID#: 00746920004

The North 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 51 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 11: Parcel ID#: 00746880005

The Northeast 1/4 of the Southeast 1/4 AND the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 51 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 12: Parcel ID#: 00747880101

The South 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 51 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 13: Parcel ID#: 00450840001

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 50 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 14:

Intentionally omitted

Mitigation Parcel 15: Parcel ID#: 00746960006

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 51 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 16: Parcel ID: 00349960005

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

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. Florida Power & Light Company Right-of-Way Agreement recorded in Official Records Book 663, Page 594. (as to Tract 1).
3. Florida Power & Light Company Right-of-Way Agreement recorded in Official Records Book 664, Page 1488. (as to Tract 1)
4. Florida Power & Light Company Right-of-Way Agreement recorded in Official Records Book 666, Page 521. (as to Tract 1)
5. Resolution No. CWS-85-4 recorded in Official Records Book 1142, Page 1796. (as to Tract 1)
6. Easements contained in Order of Taking recorded in Official Records Book 3927, Page 3243. (as to Tract 1)
7. Temporary Construction Easement contained in Order of Taking recorded in Official Records Book 4030, Page 2363. (as to Tract 1)
8. Property is subject to Collier County Ordinances and/or Resolutions which establish mandatory garbage and solid waste collection in Collier County, said property is subject to all assessments made under said Ordinances/Resolutions. (as to Tracts 1 and 2)
9. The nature, extent or existence of riparian rights. (as to Tracts 1 and 2)
10. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Deed Book 30, Page 91, as affected by Notice of Interest recorded in Official Records Book 4586, Page 412. (As to Tract 2 Mitigation Parcels 1, 2, 3, 4, 5, 6, 7 and 16)
11. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Deed Book 33, Page 445. (As to Tract 2 Mitigation Parcel 1)
12. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as contained in Deed Book 36, Page 378. (As to Tract 2 Mitigation Parcel 2)
13. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Deed Book 40, Page 185. (As to Tract 2 Mitigation Parcels 3, 4, 5, 6, 7 and 16)
14. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described

in Schedule A, as recorded in Official Records Book 6, Page 269, Official Records Book 6, Page 270 and Official Records Book 6, Page 273. (As to Tract 2 Mitigation Parcel 13)

15. Restrictions and right of way reservation set forth in the Warranty Deed recorded in Official Records Book 25, Page 608. (As to Tract 2 Mitigation Parcel 1)
16. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Official Records Book 613, Page 714, as affected by Notice of Interest recorded in Official Records Book 4598, Page 2925. (As to Tract 2 Mitigation Parcels 8 and 9)
17. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Official Records Book 613, Page 730, as affected by Notice of Interest recorded in Official Records Book 4598, Page 2925. (As to Tract 2 Mitigation Parcels 10, 11, 12 and 15)
18. Easement for roadway granted in Deed recorded in Official Records Book 696, Page 575. (As to Tract 2 Mitigation Parcel 9)
19. Easement for roadway set forth in Deed recorded in Official Records Book 697, Page 381. (As to Tract 2 Mitigation Parcels 10, 11, 12 and 15)
20. Easement for roadway reserved in Deed recorded in Official Records Book 698, Page 451. (As to Tract 2 Mitigation Parcel 9)
21. Easement for roadway reserved in Deeds recorded in Official Records Book 742, Page 1214. (As to Tract 2 Mitigation Parcel 8)
22. Easement for roadway reserved in Deed recorded in Official Records Book 759, Page 1564. (As to Tract 2 Mitigation Parcels 10, 11, 12 and 15)
23. Reservation of easement contained in Special Warranty Deed recorded in Official Records Book 1362, Page 829. (As to Tract 2 Mitigation Parcel 12)
24. Easement for roadway set forth in Deeds recorded in Official Records Book 2132, Page 313, Official Records Book 3194, Page 2705 and Official Records Book 3194, Page 2707. (As to Tract 2 Mitigation Parcels 10, 11, 12 and 15)
25. Easement for roadway set forth in Deeds recorded in Official Records Book 2392, Page 3263. (As to Tract 2 Mitigation Parcel 8)
30. Subject to terms and conditions of the "Collier County Transfer of Development Rights Program" as referenced in Warranty Deed recorded in Official Records Book 3673, Page 2843. (As to Tract 2 Mitigation Parcel 3)

NOTE: ALL RECORDING REFERENCES SET FORTH ON THIS EXHIBIT "B" SHALL REFER TO THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Christopher W. Brewer, Esq.
Gardner Brewer Martinez-Monfort, P.A.
400 N. Ashley Drive
Suite 1100
Tampa, FL 33602

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th of June, 2021, by **WINCHESTER LAND, LLC**, a Florida limited liability company, whose address is 1299 Zurich Way, Schaumburg, IL 60196 ("**Grantor**"), in favor **SD SAN MARINO, LLC**, a Florida limited liability company, whose address 2639 Professional Circle, Suite 101, Naples, FL 34119 ("**Grantee**").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all of that certain parcel of land lying and being in the County of Collier, State of Florida, as more particularly described on Exhibit A attached hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

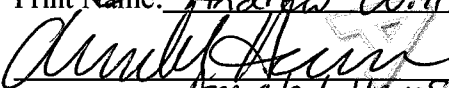
SUBJECT TO real estate taxes for 2021 and all subsequent years, and all easements, restrictions, and reservations of record.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

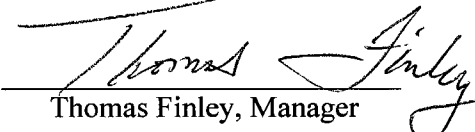
AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of the Property in fee simple, and that Grantor hereby specially warrants the title to said Property subject to the matters referred to above and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:


Print Name: Andrew Wilkford

Print Name: Annabel Hansen

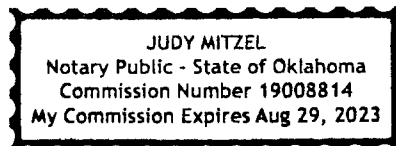
WINCHESTER LAND, LLC, a Florida limited liability company

By: 
Thomas Finley, Manager

STATE OF Oklahoma
COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of June, 2021, by Thomas Finley, as Manager of **WINCHESTER LAND, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a valid driver's license as identification.

(Notary Seal)



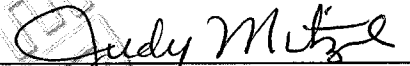

Notary Public
Printed Name: Judy Mitzel
My Commission Expires: Aug. 29, 2023

EXHIBIT A

Legal Description of Property

PARCEL 1: THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, LESS THE WEST 100 FEET THEREOF FOR ROAD RIGHT-OF-WAY, COLLIER COUNTY FLORIDA.

PARCEL 2: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 50 SOUTH RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 3: THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 4: THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 50 SOUTH RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 5: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 6: THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 7: THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 8: THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 9: THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 10: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 11: THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 12: THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA.

THE ABOVE TWELVE PARCELS ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°45'13" WEST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1,356.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE LEAVING SAID EAST LINE, NORTH 87°47'32" EAST, A DISTANCE OF 1,318.80 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°40'50" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 1,353.60 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°42'14" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 2,707.26 FEET TO A POINT TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°39'29" WEST, A DISTANCE OF 1,345.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 87°30'06" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 824.11 FEET TO A POINT ON THE BOUNDARY OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: CONTINUE SOUTH 87°30'06" WEST, 504.61 FEET; COURSE NO. 2: SOUTH 87°28'42" WEST, 1,336.55 FEET; COURSE NO. 3: NORTH 00°47'14" EAST, 671.39 FEET; COURSE NO. 4: SOUTH 87°27'14" WEST, 668.22 FEET; COURSE NO. 5: NORTH 00°47'37" EAST, 671.11 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; COURSE NO. 6: SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 668.16 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 11, ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 14; COURSE NO. 7: CONTINUE SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SECTION 11, A DISTANCE OF 1,336.32 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'13" EAST, ALONG THE BOUNDARY OF LAST SAID PLAT AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1,371.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 87°38'49" WEST, ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1,235.21 FEET TO A POINT OF THE EAST RIGHT OF WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'49" EAST,

ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 344.10 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 87°42'04" EAST, A DISTANCE OF 1,235.46 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'48" EAST, ALONG LAST SAID FRACTION, A DISTANCE OF 1,028.46 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 87°57'54" EAST, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 11, A DISTANCE OF 2,669.89 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 00°47'44" EAST, ALONG THE WEST LINE OF SAID FRACTION, A DISTANCE 2,723.17 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE NORTH 88°17'54" EAST, ALONG THE NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,333.84 FEET TO THE POINT OF BEGINNING.

CERTIFIED COPY

Prepared without examination of title by:

Ashley L. Suarez, Esq.
Roetzel & Andress, L.P.A.
2320 First Street, Suite 1000
Fort Myers, Florida 33901
(239) 337-3850
File Number: 146134.0001

Parcel Identification Number: 00411520001 and 00411000000 – as to Parcel 1

Parcel Identification Number: 00414120000 – as to Parcel 2

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F S)

This Indenture made this 23rd day of November, 2022, between **Hartley Land, LLC**, a Florida limited liability company, whose post office address is **7742 Alico Road, Fort Myers, Florida 33912** of the County of **Lee**, State of **Florida**, grantor*, and **SD San Marino, LLC**, a Florida limited liability company, whose post office address is **2639 Professional Circle, #101, Naples, Florida 34119** of the County of **Collier**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt of whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land situate, lying and being in **Collier County, Florida** to-wit:

See Exhibit A attached hereto and made a part hereof (the "Property").

Subject to taxes for 2022 and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record, if any; and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

[remainder of page intentionally left blank]

[signature and notary acknowledgement on following page]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

HARTLEY LAND, LLC, a Florida limited liability company

Jennifer B. Toll
Signature of Witness #1

By: [Signature]
David E. Torres, Manager

Jennifer B. Toll
Printed Name of Witness #1

Charlotte M. Walkup
Signature of Witness #2

Charlotte M. Walkup
Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of November, 2022 by David E. Torres, as Manager of HARTLEY LAND, LLC, a Florida limited liability company, on behalf of said company, who ☒ is personally known to me OR ☐ has produced N/A as identification

Notary Seal

Charlotte M. Walkup
Notary Public

Printed Name: Charlotte M. Walkup

My Commission Expires: 01/21/2024

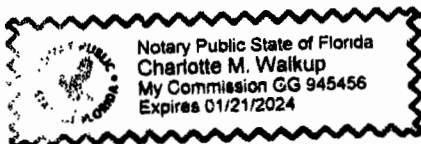


EXHIBIT "A"

(Property)

PARCEL 1:

BEING A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT OF THE EAST RIGHT-OF-WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 602.45 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE THENCE NORTH 00°50'45" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COLLIER BOULEVARD (COUNTY ROAD 951), A DISTANCE OF 430.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE NORTH 87°38'49" EAST, ALONG THE NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,235.21 FEET TO THE NORTH EAST CORNER OF SAID FRACTION; THENCE SOUTH 00°49'13" WEST ALONG THE EAST LINE OF SAID FRACTION, A DISTANCE OF 428.64 FEET; THENCE SOUTH 87°34'46" WEST, A DISTANCE OF 1,235.47 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER, LYING IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 6063, PAGE 3360, COLLIER COUNTY PUBLIC RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; LESS THE EAST 135.00 FEET OF SAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

This instrument prepared by:

Stephanie L. Parry, Esq.
COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103

**PREPARATION OF DEED ONLY.
NO OPINION OF TITLE RENDERED.**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 15th day of December, 2022, between **SD SAN MARINO, LLC**, a Florida limited liability company whose post office address is 2639 Professional Circle, Suite 101, Naples, Florida 34119, Grantor, and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose post office address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134, Grantee.

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **COLLIER** County, State of Florida, to-wit:

Please see **Exhibit "A"** attached hereto and incorporated herein, which land is subject only to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein, without serving to reimpose same.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor but against none other.

[signature page to follow]

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed in the presence of:

SD SAN MARINO, LLC,
a Florida limited liability company

Kim Ackley
Witness #1 - Signature

By: John Ferry
John Ferry
Its: Vice President

Kim Ackley
Witness #1 - Print Name

Stacey Andersen
Witness #2 - Signature

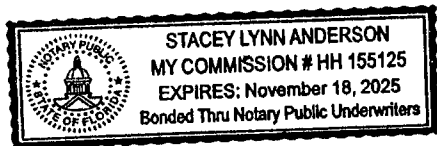
Stacey Andersen
Witness #2 - Print Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of December, 2022, by John Ferry, as Vice President of SD SAN MARINO, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

[NOTARY SEAL]

Stacey Lynn Andersen
Signature of Notary Public



Printed Name of Notary Public

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1 THROUGH 77, CAYMAS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 86 THROUGH 97, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

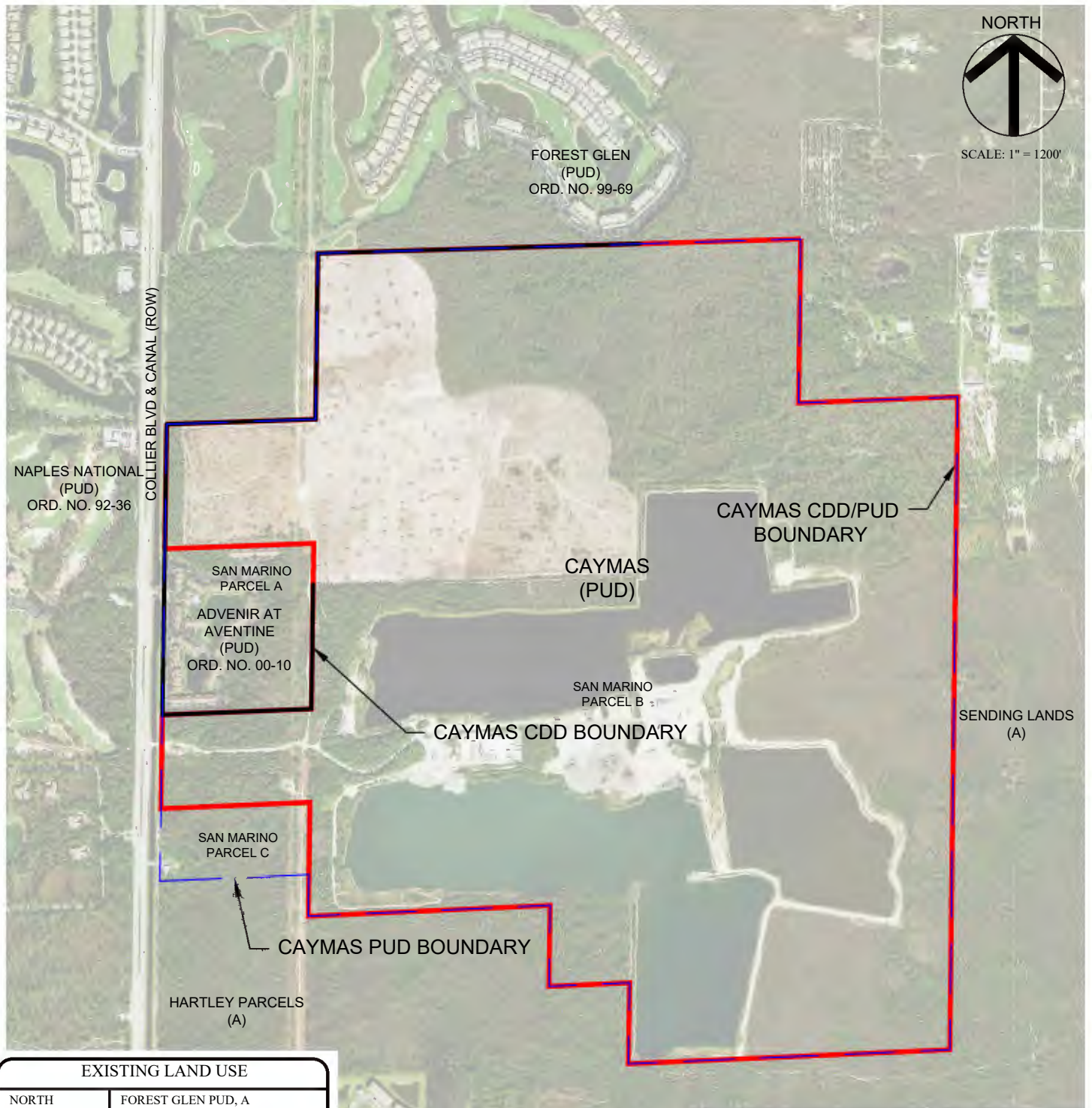
NOT A CERTIFIED COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Easements contained in Order of Taking recorded in Official Records Book 3927, Page 3141, as affected by Termination and Release of Temporary Construction Easements recorded in Official Records Book 5210, Page 3910.
3. Notice of Environmental Resource Permit recorded January 12, 2016 in Official Records Book 5232, Page 1444, Public Records of Collier County, Florida.
4. Notice of Environmental Resource Permit recorded May 5, 2016 in Official Records Book 5269, Page 2520, Public Records of Collier County, Florida.
5. All matters, restrictions, covenants, conditions, and easements as contained on the Plat of Caymas Phase One, recorded in Plat Book 72, Pages 86 through 97, of the Public Records of Collier County, Florida
6. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Master Declaration of Covenants, Conditions and Restrictions for Caymas, recorded in Official Records Book 6190, Page 2974, of the Public Records of Collier County, Florida.
7. Terms and restrictions contained in that certain Memorandum of Use Restrictions by and between Grantor and Grantee and dated of even date herewith recorded or to be recorded in the Public Records.
8. Terms, easements and conditions contained in that certain Temporary Non-Exclusive Access Easement Agreement by and between Grantor and Grantee and dated of even date herewith recorded or to be recorded in the Public Records of Collier County, Florida.

B:\Projects\946-500 (San Marino- Willow Run) CDD\Drawings-Exhibits\946-500-01 CDD Exhibits\Current Plans\9465000105.dwg



EXISTING LAND USE	
NORTH	FOREST GLEN PUD, A
EAST	SENDING LANDS A
SOUTH	HACIENDA LAKES MPUD HARTLEY PARCELS A
WEST	NAPLES NATIONAL PUD, A, ROW
PROPOSED CDD	A PORTION OF THE CAYMAS PUD

ACRONYM(S):
A - ATTRACTION /OR AGRICULTURE TRACT
MPUD - MASTER PLANNED UNIT DEVELOPMENT
DRI - DEVELOPMENT OF REGIONAL IMPACT
RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
CPUD - COMMERCIAL PLANNED UNIT DEVELOPMENT
CFPUD - COMMUNITY FACILITIES PLANNED UNIT DEVELOPMENT
ROW - RIGHT OF WAY

LEGEND	
	CAYMAS CDD BOUNDARY
	CAYMAS PUD BOUNDARY

EXHIBIT 4: EXISTING LAND USES

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

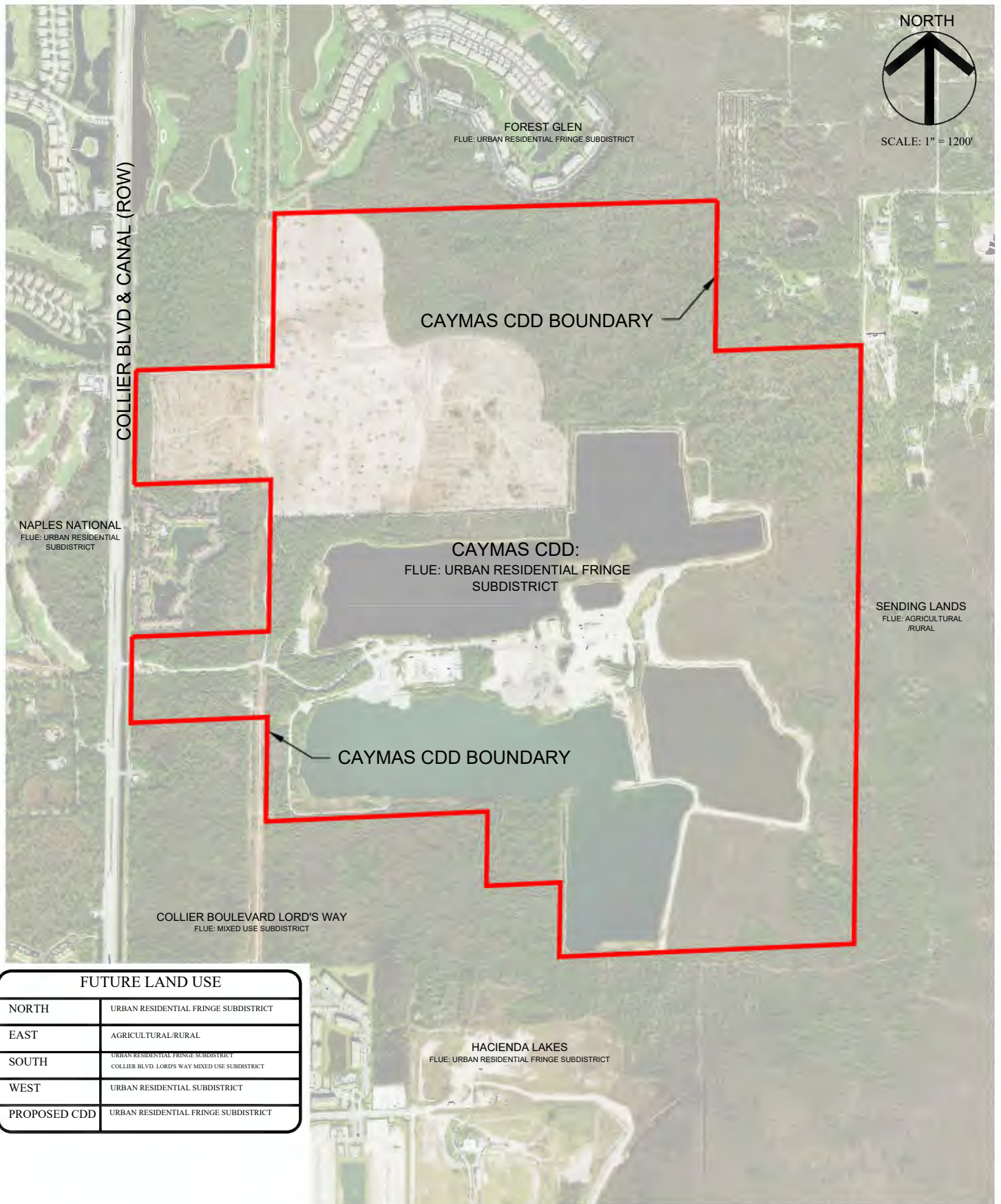
FILE NAME: 9465000105.dwg
SHEET: 5 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



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FUTURE LAND USE

NORTH	URBAN RESIDENTIAL FRINGE SUBDISTRICT
EAST	AGRICULTURAL/RURAL
SOUTH	URBAN RESIDENTIAL FRINGE SUBDISTRICT COLLIER BLVD. LORDS WAY MIXED USE SUBDISTRICT
WEST	URBAN RESIDENTIAL SUBDISTRICT
PROPOSED CDD	URBAN RESIDENTIAL FRINGE SUBDISTRICT

EXHIBIT 5: FUTURE LAND USE MAP

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

FILE NAME: 9465000106.dwg
SHEET: 6 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



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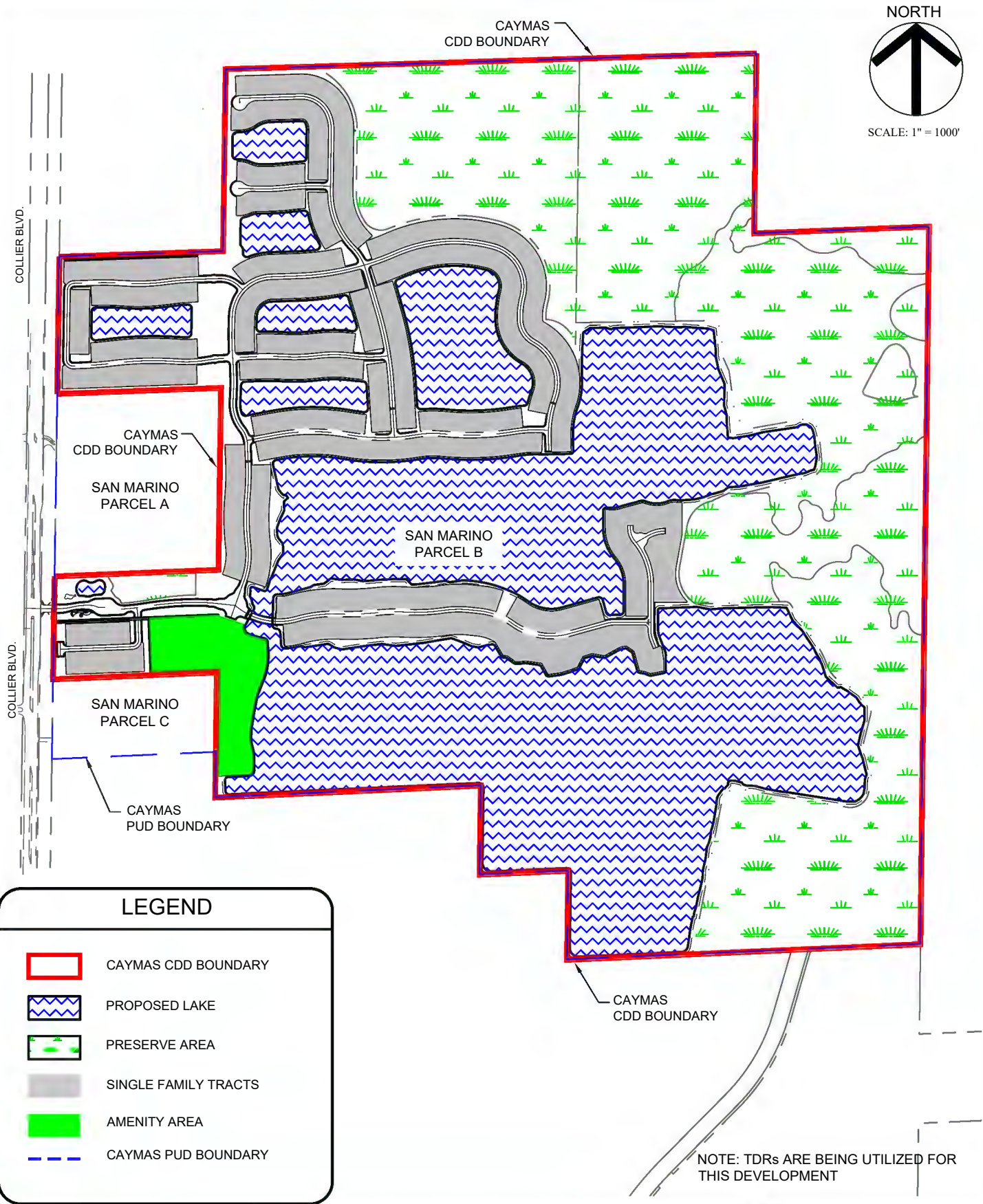


EXHIBIT 6: PROPOSED DEVELOPMENT PLAN

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

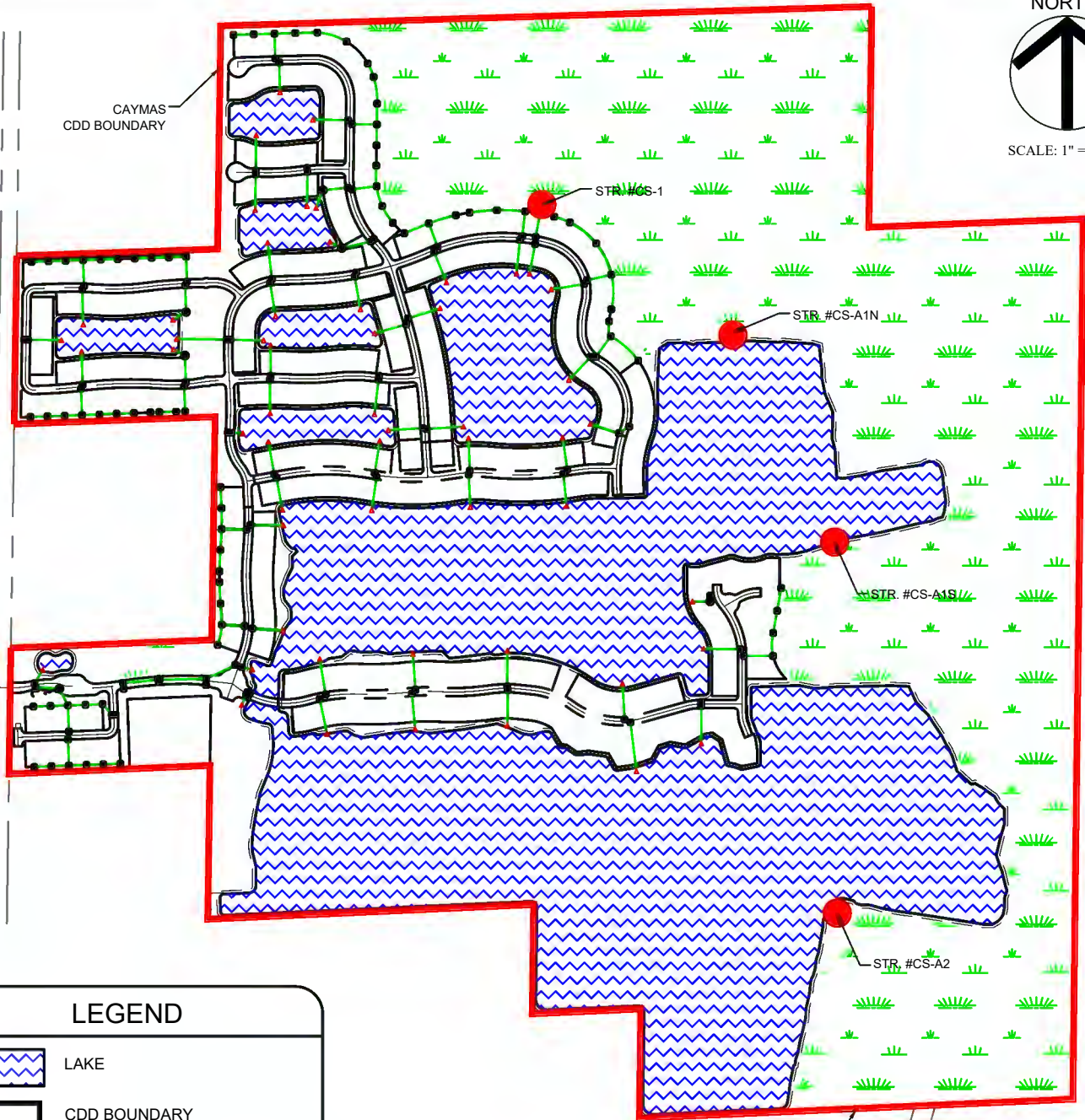
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SHEET: 7 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



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LEGEND

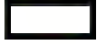
-  LAKE
-  CDD BOUNDARY
-  EXISTING WETLAND
-  STORM PIPE
-  INLET
-  OUTFALLS
-  JUNCTION BOX
-  CONTROL STRUCTURE/
OUTFALL LOCATION

EXHIBIT 6A: PROPOSED STORMWATER PLAN

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: 11, 12, 13, 14 TOWNSHIP: 50S RANGE: 26E
COUNTY, FLORIDA

FILE NAME: 9465000108.dwg
SHEET: 8 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

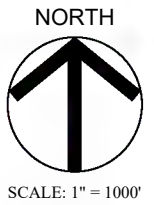


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CAYMAS
CDD BOUNDARY

CONNECTION TO
EXISTING FORCE MAIN

CONNECTION TO
EXISTING FORCE MAIN



SCALE: 1" = 1000'

LEGEND

-  CDD BOUNDARY
-  PROPOSED 2" FORCE MAIN
-  PROPOSED 4" FORCE MAIN
-  PROPOSED 6" FORCE MAIN
-  PROPOSED 8" FORCE MAIN
-  EXISTING 12" FORCE MAIN
-  PROPOSED 8" GRAVITY SEWER
-  PROPOSED WASTEWATER PUMP STATION

CAYMAS
CDD BOUNDARY

EXHIBIT 6B: PROPOSED WASTEWATER PLAN

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

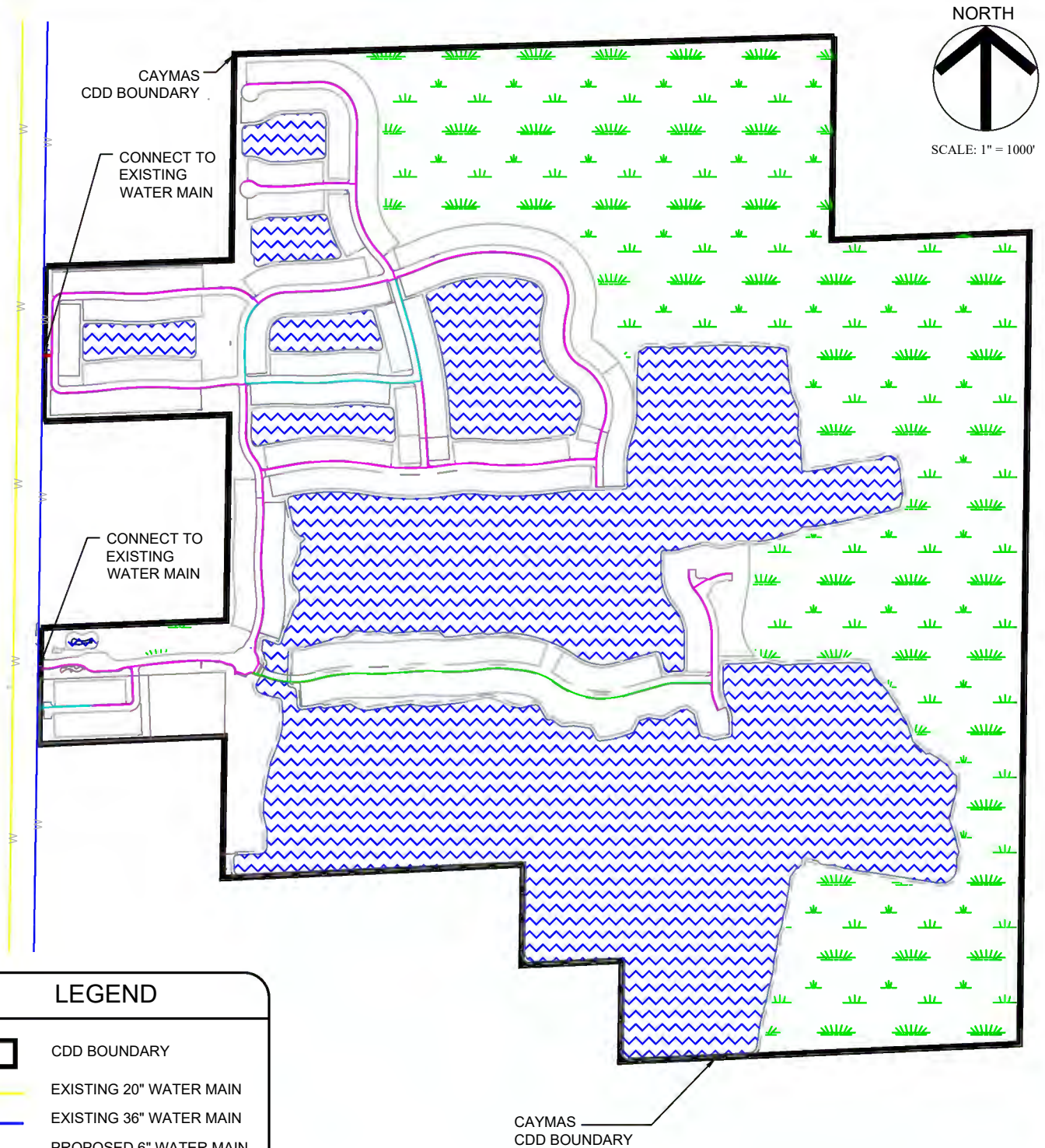
SECTION: 11, 12, 13, 14 TOWNSHIP: 50S RANGE: 26E
COUNTY, FLORIDA

FILE NAME: 9465000109.dwg
SHEET: 9 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

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LEGEND

-  CDD BOUNDARY
-  EXISTING 20" WATER MAIN
-  EXISTING 36" WATER MAIN
-  PROPOSED 6" WATER MAIN
-  PROPOSED 8" WATER MAIN
-  PROPOSED 10" WATER MAIN
-  PROPOSED 12" WATER MAIN

EXHIBIT 6C: PROPOSED POTABLE WATER PLAN

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

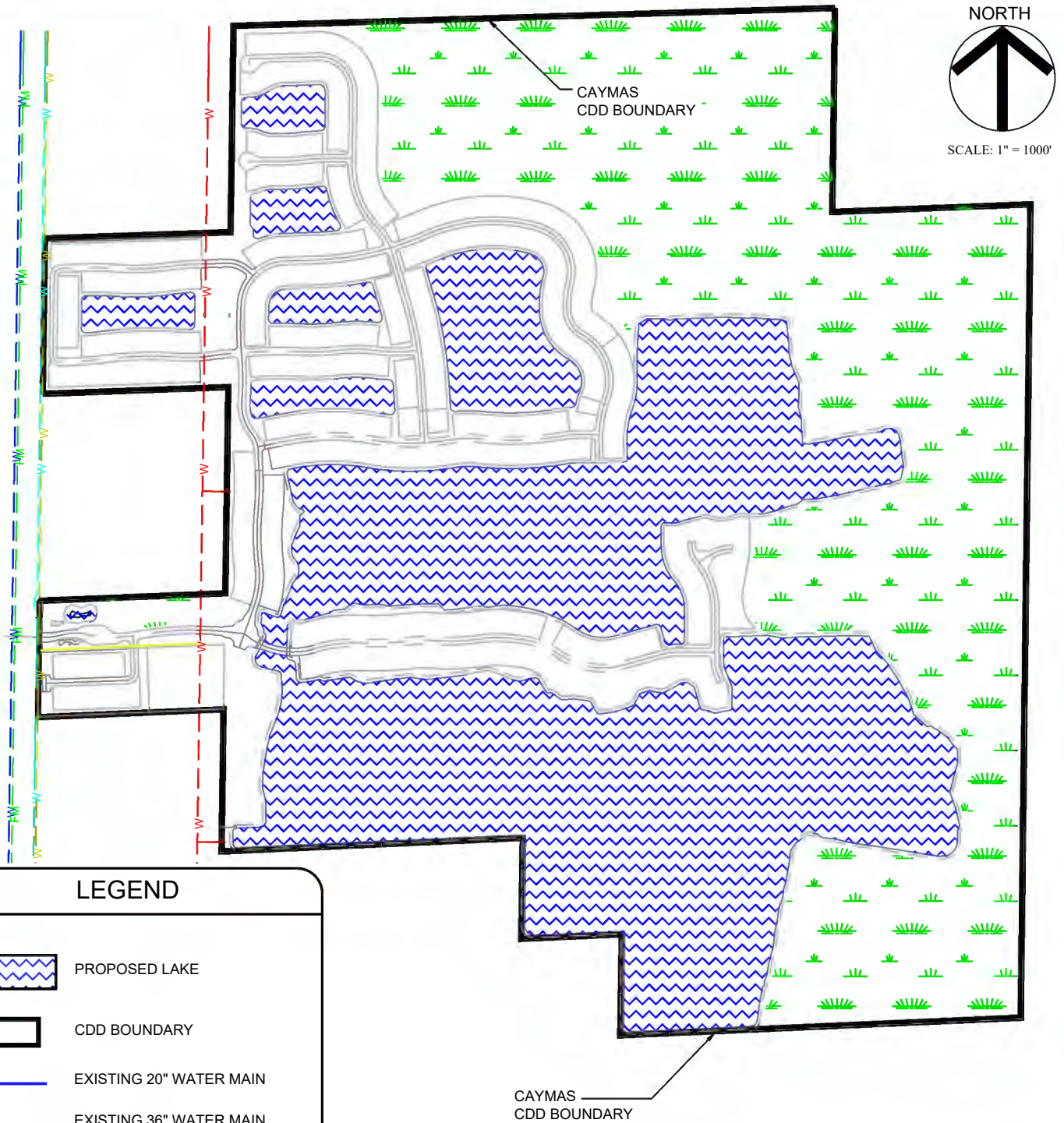
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SHEET: 10 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



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LEGEND

-  PROPOSED LAKE
-  CDD BOUNDARY
-  EXISTING 20" WATER MAIN
-  EXISTING 36" WATER MAIN
-  EXISTING 12" FORCE MAIN
-  EXISTING 8" RAW WATER MAIN
-  EXISTING 16" RAW WATER MAIN
-  EXISTING 30" RAW WATER MAIN

EXHIBIT 7: MAPS OF LOCATIONS OF WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

FILE NAME: 9465000111.dwg
SHEET: 11 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



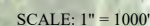
EXHIBIT 8
CAYMAS COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION COST ESTIMATES

PROFESSIONAL & PERMIT FEES	\$4,456,105.92
EARTHWORK FOR STORM WATER MANAGEMENT	\$10,363,000.47
ENVIRONMENTAL RESTORATION	\$733,200.00
OFF-SITE ROAD IMPROVEMENTS	\$1,839,128.74
DRAINAGE SYSTEMS	\$6,749,383.53
SANITARY SEWER SYSTEMS	\$8,537,695.22
POTABLE WATER SYSTEMS	\$2,932,945.15
PERIMETER LANDSCAPING	\$2,408,700.00
15% CONTINGENCY	\$5,703,023.85
TOTAL ESTIMATED COSTS – ENTIRE PROJECT	\$43,723,182.88

****NOTE: COST ESTIMATES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE****

EXHIBIT 9
CAYMAS COMMUNITY DEVELOPMENT DISTRICT
PROPOSED TIMETABLE FOR CONSTRUCTION

SAN MARINO / WILLOW RUN PARCEL		
IMPROVEMENT	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
ENVIRONMENTAL, PRESERVATION & MITIGATION FEES	01/2023	01/2027
EARTHWORK FOR STORM WATER MANAGEMENT	01/2023	01/2027
ENVIRONMETAL RESTORATION	01/2023	01/2027
ROADWAYS	01/2023	01/2027
OFF-SITE ROAD IMPROVEMENTS	01/2023	01/2027
DRAINAGE SYSTEMS	01/2023	01/2027
SANITARY SEWER SYSTEMS	01/2023	01/2027
POTABLE WATER SYSTEMS	01/2023	01/2027
PERIMETER LANDSCAPING	01/2023	01/2027



25892010021

FOR LOT PARCEL ID NUMBERS,
SEE PARCEL ID TABLE. THIS SHEET

SAN MARINO
PARCEL A

SAN MARINO PARCEL B

00411520001

SAN MARINO
PARCEL C

00417120007

00417680000

00417040006

00414320004

LEGEND

- PUD BOUNDARY
 CDD BOUNDARY
 PARCEL BOUNDARY

PARCEL ID TABLE

LOT	PARCEL ID NUMBER	LOT	PARCEL ID NUMBER	LOT	PARCEL ID NUMBER	LOT	PARCEL ID NUMBER
1	25892010047	21	25892010045	41	25892010083	61	25892011240
2	25892010063	22	25892010061	42	25892010089	62	25892011266
3	25892010089	23	25892010087	43	25892010085	63	25892011282
4	25892010102	24	25892010050	44	25892010098	64	25892011305
5	25892010128	25	25892010056	45	25892010092	65	25892011321
6	25892010144	26	25892010052	46	25892010090	66	25892011347
7	25892010160	27	25892010058	47	25892010096	67	25892011363
8	25892010186	28	25892010054	48	25892010092	68	25892011389
9	25892010209	29	25892010060	49	25892011004	69	25892011402
10	25892010225	30	25892010063	50	25892011020	70	25892011428
11	25892010241	31	25892010049	51	25892011046	71	25892011444
12	25892010267	32	25892010065	52	25892011062	72	25892011460
13	25892010283	33	25892010061	53	25892011088	73	25892011486
14	25892010306	34	25892010070	54	25892011101	74	25892011509
15	25892010322	35	25892010070	55	25892011127	75	25892011525
16	25892010348	36	25892010076	56	25892011143	76	25892011541
17	25892010364	37	25892010062	57	25892011169	77	25892011567
18	25892010380	38	25892010088	58	25892011185		
19	25892010403	39	25892010080	59	25892011208		
20	25892010429	40	25892010082	60	25892011224		

EXHIBIT 10: PARCEL ID MAP

PREPARED FOR:

SD SAN MARINO LLC

2639 PROFESSIONAL CIRCLE, SUITE 101

NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

FILE NAME: 9465000112.dwg
SHEET: 5 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



CAYMAS COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

August 1, 2023



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Caymas Community Development District (the "District"), located in Collier County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Master Engineer's Report developed by Atwell, LLC (the "District Engineer") and dated August 1, 2023 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree from the general and incidental benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Caymas development (the "Development"), a master planned residential development located in Collier County, Florida. The land within the District consists of approximately 767.68 +/- acres and is generally located on the east side of Collier Boulevard (C.R. 951), south of the existing Forest Glen Golf and Country Club in unincorporated Collier County, Florida.

2.2 The Development Program

The development of Caymas is anticipated to be conducted by SD San Marino, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for the land contained within the District envisions a total of 445 single-family residential dwelling units developed in one or more phases, although land use types, phasing and unit numbers may change throughout the development

period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Capital Improvement Plan

The public infrastructure improvements which are part of the Capital Improvement Plan and are needed to serve the Development are projected to consist of improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Capital Improvement Plan will consist of storm water management, environmental restoration, off-site road improvements, sanitary sewer systems, potable water systems and perimeter landscaping, the costs of which, along with contingencies, professional services and permit fees, were estimated by the District Engineer at \$43,723,182.88.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either

funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$60,145,000 in par amount of special assessment bonds (the "Bonds") as illustrated in Table 3 in the *Appendix*.

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$60,145,000 to finance approximately \$43,723,182.88 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$60,145,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The

District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within the District that derive special and peculiar benefits from the Capital Improvement Plan. All properties within the District that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan for the District envisions the development of 445 single-family residential dwelling units, although, unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. Notwithstanding the foregoing, the District reserves the right to create distinct assessment areas securing a series of Bonds issued to finance a portion of the Capital Improvement Plan.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the Capital Improvement Plan and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the

improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem special assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem special assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the District's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the non-ad valorem special assessments associated with funding the District's Capital Improvement Plan (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

As 77 of the 97 SF 52' single-family residential dwelling units have already been platted, the Bond Assessments in the aggregate amount of \$7,925,379.45 will be allocated to the 77 platted parcels designated as SF 52' units as reflected in Table 5 in the *Appendix*. As the balance of the land in the District has not yet been platted, the Bond Assessments in the aggregate amount of \$52,219,620.55 will initially be levied on the remaining gross acres of land in the District and consequently Bond Assessments will initially be levied on approximately 734.05 +/- gross acres on an equal pro-rata gross acre basis at a rate of \$71,139.05 per acre.

When the balance of the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to

platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District’s improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but

not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments in the amount of \$60,145,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the Capital Improvement Plan. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a

contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the Capital Improvement Plan is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Caymas

Community Development District

Development Plan

Land Use	Total Number of Units
SF 52'	97
SF 62'	164
SF 76'	109
SF 90'	61
SF 100'	14
Total	445

Table 2

Caymas

Community Development District

Project Costs

Improvement	Total Costs
Professional & Permit Fees	\$4,456,105.92
Earthwork For Storm Water Management	\$10,363,000.47
Environmental Restoration	\$733,200.00
Off-Site Road Improvements	\$1,839,128.74
Drainage Systems	\$6,749,383.53
Sanitary Sewer Systems	\$8,537,695.22
Potable Water Systems	\$2,932,945.15
Perimeter Landscaping	\$2,408,700.00
Contingency	\$5,703,023.85
Total	\$43,723,182.88

Table 3

Caymas

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount

\$60,145,000.00

Total Sources	\$60,145,000.00
----------------------	------------------------

Uses

Project Fund Deposits:

Project Fund

\$43,723,182.88

Other Fund Deposits:

Debt Service Reserve Fund

\$5,342,525.98

Capitalized Interest Fund

\$9,623,200.00

Delivery Date Expenses:

Costs of Issuance

\$1,452,900.00

Rounding

\$3,191.14

Total Uses	\$60,145,000.00
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Table 4

Caymas

Community Development District

Benefit Allocation

Land Use	Total Number of Units	ERU Weight	Total ERU
SF 52'	97	0.52	50.44
SF 62'	164	0.62	101.68
SF 76'	109	0.76	82.84
SF 90'	61	0.90	54.90
SF 100'	14	1.00	14.00
Total	445		303.86

Table 5

Caymas

Community Development District

Bond Assessments Apportionment

Land Use	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
SF 52'	97	\$7,257,939.00	\$9,983,919.57	\$102,927.01	\$9,884.05
SF 62'	164	\$14,630,992.02	\$20,126,188.38	\$122,720.66	\$11,784.82
SF 76'	109	\$11,920,056.83	\$16,397,063.78	\$150,431.78	\$14,445.91
SF 90'	61	\$7,899,699.66	\$10,866,716.58	\$178,142.89	\$17,107.00
SF 100'	14	\$2,014,495.36	\$2,771,111.70	\$197,936.55	\$19,007.78
Total	445	\$43,723,182.88	\$60,145,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 3.5% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit "A"

[illegible]

Exhibit "A"

Parcel No	Owner	Address	City State ZIP	Bond
				Assessments Apportionment per Unit
25892011101	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011127	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011143	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011169	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011185	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011208	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011224	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011240	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011266	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011282	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011305	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011321	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011347	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011363	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011389	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011402	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011428	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011444	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011460	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011486	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011509	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011525	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011541	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011567	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
00412520000	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$2,845,562.05
00411120003	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$711,390.51
00411400008	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$711,390.51
00411360009	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$711,390.51
00410920000	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$1,422,781.02
00411160005	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$2,134,171.54
25892010021	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$13,012,755.25
00411800006	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$17,730,697.13
00411520001	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$865,050.86
00417120007	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$533,542.88
00417680000	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$177,847.63
00417040006	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$2,845,562.05
00414320004	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$2,845,562.05
00412240005	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$5,671,916.55
Total				\$60,145,000.000

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

4C

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

Master Engineer's Report

August 1, 2023

Prepared for:

Caymas CDD
2639 Professional Circle, Suite 101
Naples, FL 34119

Prepared by:

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INTRODUCTION

Caymas Community Development District (the “**District**”) is a special purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The District encompasses approximately 767.68 acres of land and is generally located on the east side of Collier Boulevard (C.R. 951), south of the existing Forest Glen Golf and Country Club in unincorporated Collier County, Florida. The project lies within Sections 11, 12, 13, and 14, Township 50 South, Range 26 East.

The District is part of a master planned community development (the “**Master Development**”) consisting of approximately 767.68 +/- acres located within the existing San Marino RPUD in Collier County. The Master Development is located within the area zoned by Collier County as Residential Planned Unit Development (RPUD), pursuant to Ordinance No. 2022-39.

The District represents the entire development area within the Master Development and will consist of approximately 767.68 acres planned for 445 single family dwelling units to be developed as “Caymas”. The matrix shown in **Table 1** below represents the anticipated product mix for the lands within the District. Please note that this table may be revised as development commences and the final site plan is further refined by the Developer (hereafter defined).

Table 1: Master Lot Matrix

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
52' LOTS	97	22%
62' LOTS	164	37%
76' LOTS	109	24%
90' LOTS	61	14%
100'+ LOTS	14	3%
TOTAL	445	100%

PURPOSE AND SCOPE

The District was established for the purpose of financing, acquiring, constructing, maintaining, and operating all or a portion of the public infrastructure necessary for the community

development within the District. The purpose of this report is to outline the scope of the District's "**Capital Improvement Plan**" ("**CIP**") and provide a description of the public infrastructure improvements necessary for future development activities including those to be financed and/or acquired by the District.

The District will finance, acquire and/or construct, operate, and maintain a portion of the public infrastructure improvements that are needed to serve Caymas and allocate the costs for the infrastructure improvements. A portion of these public infrastructure improvements will be completed by SD San Marino, LLC (the "**Developer**"), and will be acquired by the District with proceeds of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by Collier County, Florida, and the South Florida Water Management District ("**SFWMD**").

The CIP described in this report reflects the District's present intentions. The implementation and completion of the CIP outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of improvements. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

CAPITAL IMPROVEMENT PLAN

The CIP includes completed and planned public infrastructure improvements and related interests in land and only those portions of the CIP that are eligible to be funded on a tax-exempt basis will be financed by the District. Such improvements will provide special benefit to all assessable land within the District. In particular, the CIP includes, without limitation: (i) improvements within the District such as the stormwater management system, wastewater system, water distribution system,

and on-site roadways, (ii) certain off-site improvements, and (iii) soft costs such as professional fees and permitting costs.

The estimated total cost of the CIP for Caymas is \$43,723,182.88. Refer to **Table 5** of this report for a summary of the costs by infrastructure category for the completed and planned CIP expenditures.

The CIP status, along with anticipated completion timeline is presented in **Table 2** below.

Table 2: CIP Status and Completion Timeline

Construction Phasing	Estimated Completion Date
Caymas Parcel	2027 (estimated)

PERMITS AND APPROVALS

This project is compliant with the current zoning per Ordinance No. 2022-39. Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that the CIP is feasible, there are no technical reasons existing at this time that would prohibit the implementation of the CIP as presented herein and that permits normally obtained by site development engineers not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

LAND USE

As stated, the District includes approximately 767.68 acres. **Table 3** below illustrates the current land use plan in acreage for the District. Such information is subject to change.

Table 3: Land Use Summary for the District

TYPE OF USE	ACRES +/-	PERCENT OF TOTAL
Lakes	287.27 AC	37.42%
Residential Tracts	113.65 AC	14.80%
Road Rights-of-Way	28.09 AC	3.66%
Preservation/Wetland Areas	269.40 AC	35.09%
Parks and Amenities	12.76 AC	1.66%

Other (Uplands, Open Space, etc.)	56.51 AC	7.36%
TOTAL	767.68 AC	100%

ROADWAYS

All roads internal to residential areas within Caymas are to be private and will be funded by the Developer and dedicated to the applicable property owners' association for ownership and maintenance. Therefore, all such internal roadways are not part of the CIP. All such roads will be designed and constructed in accordance with Collier County standards. Notwithstanding the same, the District will be provided access over the privately owned roadways for purposes of operating and maintaining the public improvements of this CIP.

There are off-site roadway improvements included within the CIP. The off-site improvements include turn lane construction (right and left turn lanes) as well as the bridge expansion project for the main entry of the Caymas community.

There will be one (1) access point into the District from Collier Boulevard. Collier Boulevard is currently a six-lane roadway along the western frontage of the District. There will also be an emergency egress access point within the amenity parcel; this access point is not included within the CIP for funding.

STORMWATER MANAGEMENT

Collier County and the South Florida Water Management District (SFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the West Collier Drainage Basin.

The Stormwater Management Plan for the District focuses on utilizing newly constructed and existing ponds in the uplands for stormwater treatment throughout the site.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.

2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. To preserve the function of the floodplain storage during the 25-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures.

The Caymas stormwater system does receive off-site flows from two (2) off-site parcels currently owned by Hartley Land, LLC (as of the date of this report). The current folio numbers per the Collier County Property Appraiser's Office are 00411040002 and 00411720005 (as of the date of this report). These off-site flows are documented within the approved ERP (Permit No. 11-03664-P, App No. 220221-33273).

The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate, and maintain the inlets and storm sewer systems within any County rights-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots, and lake excavation for stormwater ponds within the CIP includes only the portion from the control elevation to the depth required to meet water quality criteria set forth by the SFWMD. Moreover, the purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. Further, all lakes

included in the CIP will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater management plan will be located on District owned land or within public easements or public rights-of-way dedicated to the District. Finally, it is less expensive to allow the developer of the land in the District to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

ENVIRONMENTAL CONSERVATION/MITIGATION

On-site and off-site wetland areas are being preserved. All mitigation has been approved with SFWMD and Collier County and is being completed within the on-site preserve tracts and the off-site mitigation parcel within the San Marino RPUD and ERP. The preserve areas will be transferred to the District at no cost for future operation and maintenance.

WASTEWATER COLLECTION

The District falls within the Collier County utility service area, with wastewater treatment service to be provided by Collier County Public Utilities and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection standards. The project's wastewater needs will be served by the existing infrastructure within the Collier Boulevard (CR-951) right-of-way via an existing 12-inch force main beneath the southbound lanes. Wastewater facilities include pump stations, sanitary sewer mains, and force mains to connect to the existing County system. Approximately 3.72 miles of 8" sanitary sewer main, 1.10 miles of 2-6" force main, and five (5) pump stations are to be constructed.

The wastewater collection systems for all phases will be constructed and/or acquired by the District and then dedicated to Collier County for ownership, operation, and maintenance. As such, they are all included within the CIP. There are no impact fee credits associated with the construction of any of these improvements.

WATER DISTRIBUTION SYSTEM

The District falls within the Collier County utility service area, with potable water service to be provided by Collier County Public Utilities and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection standards. The project's potable water needs will be served via the existing 36" potable water main along the east side of the Henderson Creek Canal. The water facilities include potable distribution mains along with necessary valving, fire hydrants and water services to individual units and common areas. Approximately 4.54 miles of 6-12" water main will be constructed.

The water distribution systems for all phases will be constructed and/or acquired by the District and then dedicated to Collier County for ownership, operation, and maintenance. As such, they are all included within the CIP. There are no impact fee credits associated with the construction of any of these improvements.

LANDSCAPING

Perimeter buffer landscaping is planned for Caymas. Code required landscaping will be included within the CIP for the District. Such infrastructure will be located on property owned by the District or easements dedicated to the District, to the extent that it is located in rights-of-way owned by the County, will be maintained pursuant to a right-of-way agreement to be entered into with the County. All other landscaping, hardscape, and lighting is to be considered private and shall be funded by the Developer and maintained by the Property Owner's Association.

RECREATIONAL FACILITIES

Caymas will have one main recreational amenity campus for the exclusive use of Caymas' residents. The amenity location will provide the typical programming such as a clubhouse, pool, park, and sports courts. All amenity facilities are considered common elements for the benefit of the community and not part of the CIP. Further, all amenity facilities will be funded by the Developer

to be owned and maintained by the POA. Although the CIP benefits the recreational amenities, they are not assessed pursuant to state law, as they are a common element for the Caymas development.

PROFESSIONAL FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure comprising the CIP. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth in **Table 4** below.

Any CDD-financed components of the CIP maintained by a POA will be pursuant to an arrangement that is reviewed by bond counsel to the CDD.

Table 4: Ownership and Maintenance Responsibilities

FACILITY	FUNDED BY	O & M	OWNERSHIP
Private Roads	Developer	Neighborhood POA	Neighborhood POA
Stormwater Management and Drainage	Developer/CDD	CDD	CDD
Utilities (Potable Water & Sanitary Sewer)	CDD	County	County
Off-Site Road Improvements	CDD	County	County

Perimeter Landscaping	Developer/CDD	CDD	CDD
Environmental Restoration	Developer/CDD	CDD	CDD

PROJECT COSTS

The CIP's identifiable total costs associated with the public infrastructure improvements are estimated to be \$43,723,182.88. The public infrastructure improvements include earthwork, drainage, perimeter landscaping, sewer, water, stormwater management systems, environmental restoration, and on-site roadways that will benefit the developable, assessable land within the District. Private infrastructure, which is not included within the CIP, includes landscaping/hardscaping above and beyond code required, internal private roadways, portions of the excavation and grading, and the amenity campus serving the Caymas development.

The Summary of Estimated Project costs shown below in **Table 5**, outlines the anticipated costs associated with the construction and acquisition of public infrastructure comprising the CIP.

Table 5: Cost Estimates

PROFESSIONAL & PERMIT FEES	\$4,456,105.92
EARTHWORK FOR STORM WATER MANAGEMENT	\$10,363,000.47
ENVIRONMENTAL RESTORATION	\$733,200.00
OFF-SITE ROAD IMPROVEMENTS	\$1,839,128.74
DRAINAGE SYSTEMS	\$6,749,383.53
SANITARY SEWER SYSTEMS	\$8,537,695.22
POTABLE WATER SYSTEMS	\$2,932,945.15
PERIMETER LANDSCAPING	\$2,408,700.00
15% CONTINGENCY	\$5,703,023.85
TOTAL ESTIMATED COSTS – ENTIRE PROJECT	\$43,723,182.88

The cost estimates set forth herein are estimates 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 and

commercial units, which (subject to true-up determinations) number and type of units may be changed with the development of Caymas. 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.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Atwell, LLC that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all developable lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes, and any land to be acquired by the District is related to the stormwater management system and wetland mitigation component of such improvements or facilities. Further, the Caymas CIP functions as a system of improvements benefitting all lands within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Collier County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction

processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.



Jeremy H. Arnold, P.E.

District Engineer

FL Registration No.: 66421

CDD EXHIBITS FOR CAYMAS COMMUNITY DEVELOPMENT DISTRICT

PART OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

SHEET INDEX

1	COVER SHEET
2	EXHIBIT 1 LOCATION MAP
3	EXHIBIT 2 LEGAL DESCRIPTION OF PROPOSED DISTRICT
4	EXHIBIT 3 LANDOWNER WRITTEN CONSENTS
5	EXHIBIT 3A DEEDS OF RECORD
6	EXHIBIT 4 EXISTING LAND USES
7	EXHIBIT 5 FUTURE LAND USE MAP
8	EXHIBIT 6 PROPOSED DEVELOPMENT PLAN
9	EXHIBIT 6A PROPOSED STORMWATER PLAN
10	EXHIBIT 6B PROPOSED WASTEWATER PLAN
11	EXHIBIT 6C PROPOSED POTABLE WATER PLAN
12	EXHIBIT 7 MAPS OF LOCATIONS OF WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS
13	EXHIBIT 8 PROPOSED ESTIMATED COSTS OF CONSTRUCTION FOR DISTRICT IMPROVEMENTS
14	EXHIBIT 9 PROPOSED TIMETABLES OF CONSTRUCTION
15	EXHIBIT 10 PARCEL ID MAP

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

FILE NAME: 9465000101.dwg
SHEET: 1 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



B:\Projects\946-500 (San Marino- Willow Run) CDD\Drawings-Exhibits\946-500-01 CDD Exhibits\Current Plans\9465000102.dwg

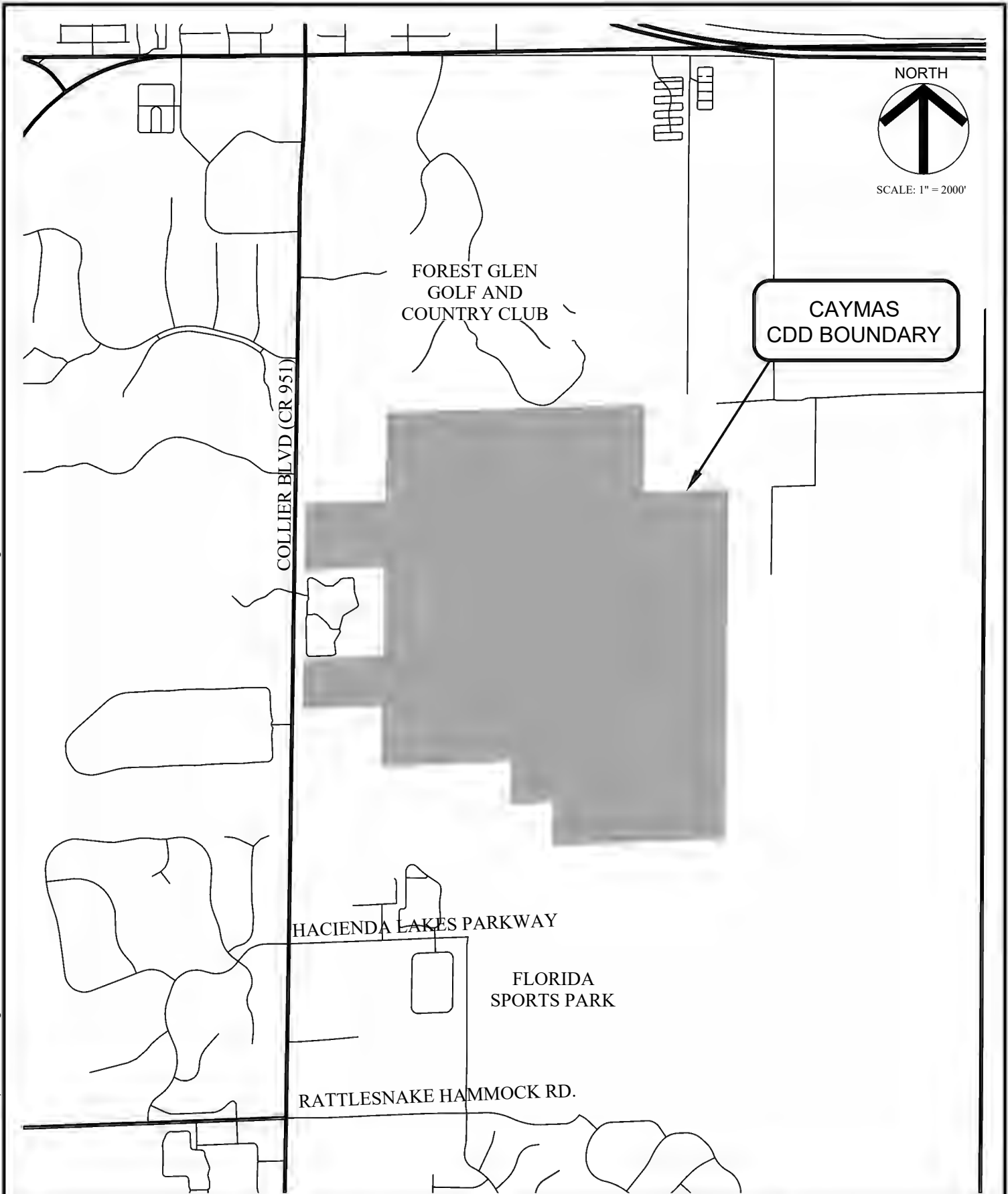


EXHIBIT 1: LOCATION MAP

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: 11, 12, 13, 14 TOWNSHIP: 50S RANGE: 26E
COUNTY, FLORIDA

FILE NAME: 9465000102.dwg
SHEET: 2 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



B:\Projects\1946-500 (San Marino- Willow Run) CDD\Drawings-Exhibits\1946-500-01 CDD Exhibits\Current Plans\Current Plans\9465000104.dwg

BEING A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FOREST GLEN OF NAPLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 94 THROUGH 103 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°45'13" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 1,356.42 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE NORTH 87°47'32" EAST, ALONG NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,318.80 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°40'50" WEST, ALONG THE EAST LINE OF SAID FRACTION, A DISTANCE OF 1,353.60 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°42'14" WEST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 2,707.26 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°39'29" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 1,345.37 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 87°30'06" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 824.11 FEET TO A POINT ON THE BOUNDARY OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: CONTINUE SOUTH 87°30'06" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 504.61 FEET TO THE SOUTHWEST CORNER LAST SAID FRACTION, THE SAME BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; COURSE NO. 2: SOUTH 87°28'42" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,336.55 FEET; COURSE NO. 3: NORTH 00°47'14" EAST, 671.39 FEET; COURSE NO. 4: SOUTH 87°27'14" WEST, 668.22 FEET; COURSE NO. 5: NORTH 00°47'37" EAST, 671.11 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; COURSE NO. 6: SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 668.16 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 11, ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 14; COURSE NO. 7: CONTINUE SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1,336.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'13" EAST, ALONG THE EAST OF LAST SAID FRACTION AND ALONG THE BOUNDARY OF LAST SAID PLAT AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 943.26; THENCE SOUTH 87°34'46" WEST, A DISTANCE OF 1,235.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 774.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 87°42'04" EAST, A DISTANCE OF 1,235.46 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,028.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE CONTINUE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 342.93 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THEN SOUTH 87°55'08" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE 1,234.83 FEET TO A POINT OF THE EAST RIGHT-OF-WAY LINE OF SAID COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,032.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE NORTH 88°04'51" EAST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,234.37 FEET TO THE SOUTHEAST CORNER OF LAST SAID FRACTION; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,371.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID FOREST GLEN OF NAPLES PLAT; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 88°17'57" EAST, ALONG THE NORTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,333.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 11; COURSE NO. 2: NORTH 88°17'50" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 2,667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,440,428 SQUARE FEET OR 767.687 ACRES, MORE OR LESS.

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE
HAS BEEN PREPARED BY RHODES & RHODES LAND SURVEYING, INC.

EXHIBIT 2: LEGAL DESCRIPTION OF PROPOSED DISTRICT

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COLLIER COUNTY, FLORIDA

FILE NAME: 9465000104.dwg
SHEET: 4 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8656

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



Exhibit “3”

LANDOWNER'S CONSENT TO ESTABLISHMENT OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT

SD SAN MARINO, LLC, a Florida limited liability company ("**Owner**"), certifies that it is the owner of certain real property located in Collier County, Florida and more particularly described on Exhibit "A" attached to this Landowner's Consent and made a part hereof (the "**Property**").

Owner understands and acknowledges that this Landowner's Consent is submitted in connection with the petition to Collier County (the "**Petition**") to establish the community development district to be known as the Caymas Community Development District (the "**District**") in accordance with the provisions of Chapter 190, Florida Statutes. As an owner of lands that are intended to be included in the District, Owner understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petition to establish the District is required to include the written consent to the establishment of the District by one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the inclusion of the Property in the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District. The undersigned acknowledges that this consent will remain in full force and effect until the District is established, provided that if final approval of the Petition is not granted by Collier County within two (2) years from the date hereof, the undersigned shall have the right to withdraw this consent by delivering written notice to the Board of County Commissioners of Collier County within any time thereafter, but prior to final approval of the Petition.

If the Property is sold by Owner prior to final approval of the Petition, the undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the petitioner or Collier County, the same consent in substantially this form. Owner represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

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

IN WITNESS WHEREOF, the undersigned has executed this Landowner's Consent this 27th day of December, 2022.

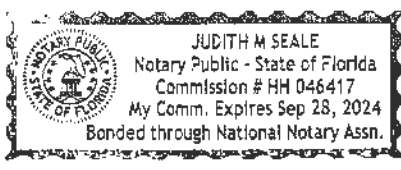
SD SAN MARINO, LLC,
a Florida limited liability company

By: *Keith Gelder*
Keith Gelder, Vice President

STATE OF FLORIDA
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 27th of December, 2022, by Keith Gelder, Vice President of SD SAN MARINO, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or () has produced as evidence of identification.

(SEAL)



Judith M Seale
NOTARY PUBLIC
Name: *Judith M Seale*
(Type or Print)
My Commission Expires:

EXHIBIT "A"

BEING A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FOREST GLEN OF NAPLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 94 THROUGH 103 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°45'13" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 1,356.42 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE NORTH 87°47'32" EAST, ALONG NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,318.80 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°40'50" WEST, ALONG THE EAST LINE OF SAID FRACTION, A DISTANCE OF 1,353.60 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°42'14" WEST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 2,707.26 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°39'29" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 1,345.37 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 87°30'06" WEST, ALONG LAST SAID FRACTION, A DISTANCE OF 824.11 FEET TO A POINT ON THE BOUNDARY OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: CONTINUE SOUTH 87°30'06" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 504.61 FEET TO THE SOUTHWEST CORNER LAST SAID FRACTION, THE SAME BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; COURSE NO. 2: SOUTH 87°28'42" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,336.55 FEET; COURSE NO. 3: NORTH 00°47'14" EAST, 671.39 FEET; COURSE NO. 4: SOUTH 87°27'14" WEST, 668.22 FEET; COURSE NO. 5: NORTH 00°47'37" EAST, 671.11 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; COURSE NO. 6: SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 668.16 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 11, ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 14; COURSE NO. 7: CONTINUE SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1,336.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'13" EAST, ALONG THE EAST OF LAST SAID FRACTION AND ALONG THE BOUNDARY OF LAST SAID PLAT AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 943.26; THENCE SOUTH 87°34'46" WEST, A DISTANCE OF 1,235.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 774.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 87°42'04" EAST, A DISTANCE OF 1,235.46 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,028.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE CONTINUE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 342.93 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THEN SOUTH 87°55'08" WEST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE 1,234.83 FEET TO A POINT OF THE EAST RIGHT-OF-WAY LINE OF SAID COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,032.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE NORTH 88°04'51" EAST, ALONG THE SOUTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,234.37 FEET TO THE SOUTHEAST CORNER OF LAST SAID FRACTION; THENCE NORTH 00°49'48" EAST, ALONG THE EAST LINE OF LAST SAID FRACTION, A DISTANCE OF 1,371.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID FOREST GLEN OF NAPLES PLAT; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 88°17'57" EAST, ALONG THE NORTH LINE OF LAST SAID FRACTION, A DISTANCE OF 1,333.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 11; COURSE NO. 2: NORTH 88°17'50" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 2,667.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1 THROUGH 77, CAYMAS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 86 THROUGH 97, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LANDOWNER'S CONSENT TO ESTABLISHMENT OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT

PULTE HOME COMPANY, LLC, a Michigan limited liability company ("**Owner**"), certifies that it is the owner of certain real property located in Collier County, Florida and more particularly described on Exhibit "A" attached to this Landowner's Consent and made a part hereof (the "**Property**").

Owner understands and acknowledges that this Landowner's Consent is submitted in connection with the petition to Collier County (the "**Petition**") to establish the community development district to be known as the Caymas Community Development District (the "**District**") in accordance with the provisions of Chapter 190, Florida Statutes. As an owner of lands that are intended to be included in the District, Owner understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petition to establish the District is required to include the written consent to the establishment of the District by one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the inclusion of the Property in the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District. The undersigned acknowledges that this consent will remain in full force and effect until the District is established, provided that if final approval of the Petition is not granted by Collier County within two (2) years from the date hereof, the undersigned shall have the right to withdraw this consent by delivering written notice to the Board of County Commissioners of Collier County within any time thereafter, but prior to final approval of the Petition.

If the Property is sold by Owner prior to final approval of the Petition, the undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the petitioner or Collier County, the same consent in substantially this form. Owner represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

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

IN WITNESS WHEREOF, the undersigned has executed this Landowner's Consent this ____ day of December 14, 2022.

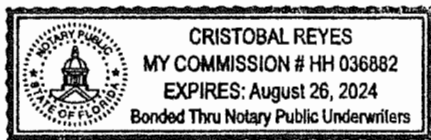
PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: Naomi Robertson
Print Name: Naomi Robertson
Title: VP Finance

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 14th of December, 2022, by Naomi Robertson, VP Finance of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company, who is (☒) personally known to me or () has produced _____ as evidence of identification.

(SEAL)



Cristobal Reyes
NOTARY PUBLIC
Name: Cristobal Reyes
(Type or Print)
My Commission Expires: August 26, 2024

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

LOTS 1 THROUGH 77, CAYMAS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 86 THROUGH 97, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Exhibit “3A”

Prepared by:

Law Offices of William G. Morris, P.A.
247 North Collier Boulevard, Suite 202
Marco Island, FL 34145

STATUTORY WARRANTY DEED

THIS INDENTURE is made and entered into as of the 20th day of October, 2015, by and between **H & LD Venture, LLC, a Florida limited liability company** ("Grantor"), whose mailing address is 7995 Mahogany Run Lane, Naples, Florida 34113, and **SD San Marino, LLC, a Florida limited liability company** ("Grantee"), whose mailing address is 2647 Professional Circle, Unit 1201, Naples, FL 34119.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the following described real property in the County of Collier, State of Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE THERETO,

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "Property").

SUBJECT TO the encumbrances and exceptions described on **Exhibit B** attached hereto and incorporated herein by reference thereto (collectively, "Permitted Exceptions"); provided, however, that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions nor shall this conveyance operate to reimpose or extend any Permitted Exceptions.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject to and except for the Permitted Exceptions, and will defend the same, subject to and except for the Permitted Exceptions, against the lawful claims of all persons whomsoever.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year above written.

Signed, sealed and delivered
in the presence of:

**H & LD Venture, LLC,
a Florida limited liability company**

Pegilee H. Morris
(Witness Signature)
Print Witness Name: PEGILEE H. MORRIS

By: [Signature]
Name: Joseph D. Boff
Its: Manager

Marie Grace Mend-Smith
(Witness Signature)
Print Witness Name: MARIE GRACE MEND-SMITH

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 19TH day of October, 2015, by Joseph D. Boff, as the Manager, of H & LD Venture, LLC, a Florida limited liability company, on behalf of said company. He is [select one]:

- (☒) personally known to me;
or
() produced a valid driver's license as identification.



PEGILEE H. MORRIS
MY COMMISSION # FF 142993
EXPIRES: July 17, 2018
Bonded Thru Budget Notary Services

Pegilee H. Morris
Notary Public (Signature)
Print Name: PEGILEE H. MORRIS
My Commission Expires: JULY 17, 2018

Exhibit "A"

TRACT 1:

Parcel ID: 0041084009

The Northeast 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida; and

Parcel ID: 00411200004, Parcel ID: 00411240006, and Parcel ID: 0041088001

The Northwest 1/4 of the Northeast 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida; and

Parcel ID: 00411320007

The Southwest 1/4 of the Northeast 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida; and

Parcel ID: 00410640005

The Southeast 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida; and

Parcel ID: 00411640004

The North 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida, less the West 100 feet; and

Parcel ID: 00410960002

The South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida, less the West 100 feet; and

Parcel ID: 00411440000

The North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 26 East, Collier County, Florida, less the West 100 feet.

Being more particularly described as follows:

Commencing at the West 1/4 corner of Section 11, Township 50 South, Range 26 East of Collier County, Florida; thence along the West line of the Northwest 1/4 of said Section 11, N 00 degrees 50'48" E, a distance of 344.19 feet, to the Southwest corner of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence leaving the said West line and along the South line of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11, N 87 degrees 55'08" E, a distance of 100.13 feet, to the Point of Beginning of the parcel herein described; thence N 00 degrees 50'48" E, a distance of 1032.30 feet, being 100.00 feet Easterly and parallel to the said West line; thence along the North line of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11, N 88 degrees 04'51" E, a distance of 1234.18 feet to the Southwest corner of Northeast 1/4 of the Northwest 1/4

of said Section 11; thence along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 11; N 00 degrees 49'48" E, a distance of 1371.72 feet, to the Northwest corner of Northeast 1/4 of the Northwest 1/4 of said Section 11; thence along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 11; N 88 degrees 17'49" E, a distance of 1333.66 feet, to the North 1/4 corner of said Section 11; thence along the North line of Northwest 1/4 of the Northeast 1/4 of said Section 11, N 88 degrees 17'56" E, a distance of 1333.62 feet, to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 11; thence along the East line of the West 1/2 of the Northeast 1/4 of said Section 11, S 00 degrees 47'44" W, a distance of 2723.17 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 11; thence along the East to West 1/4 line of said Section 11, S 87 degrees 51'54" W, a distance of 2669.89 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 11; thence along the west line of the Southeast 1/4 of the Northwest 1/4 of Section 11, N 00 degree 49'48" E, a distance of 342.93 feet to the Southeast corner of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 11; thence along the South line of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11, S 87 degrees 55'08" W, a distance of 1234.66 feet to the Point of Beginning of the parcel described herein.

AND:

TRACT 2:

Mitigation Parcel 1: Parcel ID: 00338440002

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

Mitigation Parcel 2: Parcel ID#: 00345080002

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

Mitigation Parcel 3: Parcel ID#: 00352680000

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

Mitigation Parcel 4: Parcel ID#: 00350720001

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

Mitigation Parcel 5: Parcel ID#: 00351480007

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

Mitigation Parcel 6: Parcel ID#: 00352160009

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

Mitigation Parcel 7: Parcel ID#: 00352880004

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

Mitigation Parcel 8: Parcel ID#: 00455120001

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 50 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 9: Parcel ID#: 00462880402

The North 1/2 of the West 1/2 of the West 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 23, Township 50 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 10: Parcel ID#: 00746920004

The North 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 51 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 11: Parcel ID#: 00746880005

The Northeast 1/4 of the Southeast 1/4 AND the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 51 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 12: Parcel ID#: 00747880101

The South 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 51 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 13: Parcel ID#: 00450840001

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 50 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 14:

Intentionally omitted

Mitigation Parcel 15: Parcel ID#: 00746960006

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 51 South, Range 27 East, Collier County, Florida.

Mitigation Parcel 16: Parcel ID: 00349960005

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

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. Florida Power & Light Company Right-of-Way Agreement recorded in Official Records Book 663, Page 594. (as to Tract 1).
3. Florida Power & Light Company Right-of-Way Agreement recorded in Official Records Book 664, Page 1488. (as to Tract 1)
4. Florida Power & Light Company Right-of-Way Agreement recorded in Official Records Book 666, Page 521. (as to Tract 1)
5. Resolution No. CWS-85-4 recorded in Official Records Book 1142, Page 1796. (as to Tract 1)
6. Easements contained in Order of Taking recorded in Official Records Book 3927, Page 3243. (as to Tract 1)
7. Temporary Construction Easement contained in Order of Taking recorded in Official Records Book 4030, Page 2363. (as to Tract 1)
8. Property is subject to Collier County Ordinances and/or Resolutions which establish mandatory garbage and solid waste collection in Collier County, said property is subject to all assessments made under said Ordinances/Resolutions. (as to Tracts 1 and 2)
9. The nature, extent or existence of riparian rights. (as to Tracts 1 and 2)
10. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Deed Book 30, Page 91, as affected by Notice of Interest recorded in Official Records Book 4586, Page 412. (As to Tract 2 Mitigation Parcels 1, 2, 3, 4, 5, 6, 7 and 16)
11. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Deed Book 33, Page 445. (As to Tract 2 Mitigation Parcel 1)
12. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as contained in Deed Book 36, Page 378. (As to Tract 2 Mitigation Parcel 2)
13. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Deed Book 40, Page 185. (As to Tract 2 Mitigation Parcels 3, 4, 5, 6, 7 and 16)
14. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described

in Schedule A, as recorded in Official Records Book 6, Page 269, Official Records Book 6, Page 270 and Official Records Book 6, Page 273. (As to Tract 2 Mitigation Parcel 13)

15. Restrictions and right of way reservation set forth in the Warranty Deed recorded in Official Records Book 25, Page 608. (As to Tract 2 Mitigation Parcel 1)
16. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Official Records Book 613, Page 714, as affected by Notice of Interest recorded in Official Records Book 4598, Page 2925. (As to Tract 2 Mitigation Parcels 8 and 9)
17. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as recorded in Official Records Book 613, Page 730, as affected by Notice of Interest recorded in Official Records Book 4598, Page 2925. (As to Tract 2 Mitigation Parcels 10, 11, 12 and 15)
18. Easement for roadway granted in Deed recorded in Official Records Book 696, Page 575. (As to Tract 2 Mitigation Parcel 9)
19. Easement for roadway set forth in Deed recorded in Official Records Book 697, Page 381. (As to Tract 2 Mitigation Parcels 10, 11, 12 and 15)
20. Easement for roadway reserved in Deed recorded in Official Records Book 698, Page 451. (As to Tract 2 Mitigation Parcel 9)
21. Easement for roadway reserved in Deeds recorded in Official Records Book 742, Page 1214. (As to Tract 2 Mitigation Parcel 8)
22. Easement for roadway reserved in Deed recorded in Official Records Book 759, Page 1564. (As to Tract 2 Mitigation Parcels 10, 11, 12 and 15)
23. Reservation of easement contained in Special Warranty Deed recorded in Official Records Book 1362, Page 829. (As to Tract 2 Mitigation Parcel 12)
24. Easement for roadway set forth in Deeds recorded in Official Records Book 2132, Page 313, Official Records Book 3194, Page 2705 and Official Records Book 3194, Page 2707. (As to Tract 2 Mitigation Parcels 10, 11, 12 and 15)
25. Easement for roadway set forth in Deeds recorded in Official Records Book 2392, Page 3263. (As to Tract 2 Mitigation Parcel 8)
30. Subject to terms and conditions of the "Collier County Transfer of Development Rights Program" as referenced in Warranty Deed recorded in Official Records Book 3673, Page 2843. (As to Tract 2 Mitigation Parcel 3)

NOTE: ALL RECORDING REFERENCES SET FORTH ON THIS EXHIBIT "B" SHALL REFER TO THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Christopher W. Brewer, Esq.
Gardner Brewer Martinez-Monfort, P.A.
400 N. Ashley Drive
Suite 1100
Tampa, FL 33602

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th of June, 2021, by **WINCHESTER LAND, LLC**, a Florida limited liability company, whose address is 1299 Zurich Way, Schaumburg, IL 60196 ("**Grantor**"), in favor **SD SAN MARINO, LLC**, a Florida limited liability company, whose address 2639 Professional Circle, Suite 101, Naples, FL 34119 ("**Grantee**").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all of that certain parcel of land lying and being in the County of Collier, State of Florida, as more particularly described on Exhibit A attached hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

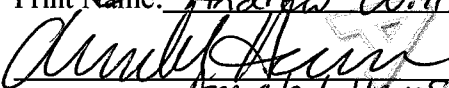
SUBJECT TO real estate taxes for 2021 and all subsequent years, and all easements, restrictions, and reservations of record.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

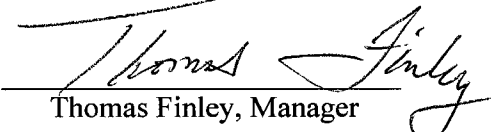
AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of the Property in fee simple, and that Grantor hereby specially warrants the title to said Property subject to the matters referred to above and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:


Print Name: Andrew Wilkford

Print Name: Annabel Hansen

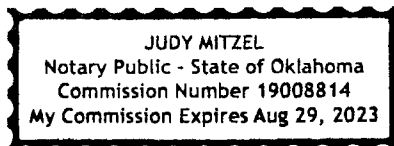
WINCHESTER LAND, LLC, a Florida limited liability company

By: 
Thomas Finley, Manager

STATE OF Oklahoma
COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of June, 2021, by Thomas Finley, as Manager of **WINCHESTER LAND, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a valid driver's license as identification.

(Notary Seal)



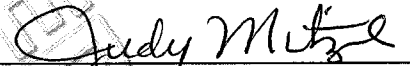

Notary Public
Printed Name: Judy Mitzel
My Commission Expires: Aug. 29, 2023

EXHIBIT A

Legal Description of Property

PARCEL 1: THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, LESS THE WEST 100 FEET THEREOF FOR ROAD RIGHT-OF-WAY, COLLIER COUNTY FLORIDA.

PARCEL 2: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 50 SOUTH RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 3: THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 4: THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 50 SOUTH RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 5: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 6: THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 7: THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 8: THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 9: THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 10: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 11: THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 12: THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA.

THE ABOVE TWELVE PARCELS ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°45'13" WEST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1,356.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE LEAVING SAID EAST LINE, NORTH 87°47'32" EAST, A DISTANCE OF 1,318.80 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°40'50" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 1,353.60 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°42'14" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 2,707.26 FEET TO A POINT TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°39'29" WEST, A DISTANCE OF 1,345.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 87°30'06" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 824.11 FEET TO A POINT ON THE BOUNDARY OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: CONTINUE SOUTH 87°30'06" WEST, 504.61 FEET; COURSE NO. 2: SOUTH 87°28'42" WEST, 1,336.55 FEET; COURSE NO. 3: NORTH 00°47'14" EAST, 671.39 FEET; COURSE NO. 4: SOUTH 87°27'14" WEST, 668.22 FEET; COURSE NO. 5: NORTH 00°47'37" EAST, 671.11 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; COURSE NO. 6: SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 668.16 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 11, ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 14; COURSE NO. 7: CONTINUE SOUTH 87°25'45" WEST, ALONG THE SOUTH LINE OF SECTION 11, A DISTANCE OF 1,336.32 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'13" EAST, ALONG THE BOUNDARY OF LAST SAID PLAT AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1,371.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 87°38'49" WEST, ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1,235.21 FEET TO A POINT OF THE EAST RIGHT OF WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'49" EAST,

ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 344.10 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 87°42'04" EAST, A DISTANCE OF 1,235.46 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°49'48" EAST, ALONG LAST SAID FRACTION, A DISTANCE OF 1,028.46 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 87°57'54" EAST, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 11, A DISTANCE OF 2,669.89 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 00°47'44" EAST, ALONG THE WEST LINE OF SAID FRACTION, A DISTANCE 2,723.17 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE NORTH 88°17'54" EAST, ALONG THE NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,333.84 FEET TO THE POINT OF BEGINNING.

CERTIFIED COPY

Prepared without examination of title by:

Ashley L. Suarez, Esq.
Roetzel & Andress, L.P.A.
2320 First Street, Suite 1000
Fort Myers, Florida 33901
(239) 337-3850
File Number: 146134.0001

Parcel Identification Number: 00411520001 and 00411000000 – as to Parcel 1

Parcel Identification Number: 00414120000 – as to Parcel 2

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F S)

This Indenture made this 23rd day of November, 2022, between **Hartley Land, LLC**, a Florida limited liability company, whose post office address is **7742 Alico Road, Fort Myers, Florida 33912** of the County of **Lee**, State of **Florida**, grantor*, and **SD San Marino, LLC**, a Florida limited liability company, whose post office address is **2639 Professional Circle, #101, Naples, Florida 34119** of the County of **Collier**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt of whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land situate, lying and being in **Collier County, Florida** to-wit:

See Exhibit A attached hereto and made a part hereof (the "Property").

Subject to taxes for 2022 and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record, if any; and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

[remainder of page intentionally left blank]

[signature and notary acknowledgement on following page]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

HARTLEY LAND, LLC, a Florida limited liability company

Jennifer B. Toll
Signature of Witness #1

By: [Signature]
David E. Torres, Manager

Jennifer B. Toll
Printed Name of Witness #1

Charlotte M. Walkup
Signature of Witness #2

Charlotte M. Walkup
Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of November, 2022 by David E. Torres, as Manager of HARTLEY LAND, LLC, a Florida limited liability company, on behalf of said company, who ☒ is personally known to me OR ☐ has produced N/A as identification

Notary Seal

Charlotte M. Walkup
Notary Public

Printed Name: Charlotte M. Walkup

My Commission Expires: 01/21/2024

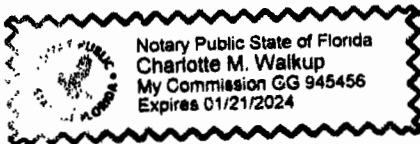


EXHIBIT "A"

(Property)

PARCEL 1:

BEING A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF HACIENDA LAKES OF NAPLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 10 THROUGH 21 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT OF THE EAST RIGHT-OF-WAY LINE OF COLLIER BOULEVARD (COUNTY ROAD 951); THENCE NORTH 00°50'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 602.45 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE THENCE NORTH 00°50'45" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COLLIER BOULEVARD (COUNTY ROAD 951), A DISTANCE OF 430.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 50 SOUTH, RANGE 26 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE NORTH 87°38'49" EAST, ALONG THE NORTH LINE OF SAID FRACTION, A DISTANCE OF 1,235.21 FEET TO THE NORTH EAST CORNER OF SAID FRACTION; THENCE SOUTH 00°49'13" WEST ALONG THE EAST LINE OF SAID FRACTION, A DISTANCE OF 428.64 FEET; THENCE SOUTH 87°34'46" WEST, A DISTANCE OF 1,235.47 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER, LYING IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 6063, PAGE 3360, COLLIER COUNTY PUBLIC RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; LESS THE EAST 135.00 FEET OF SAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

This instrument prepared by:

Stephanie L. Parry, Esq.
COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103

**PREPARATION OF DEED ONLY.
NO OPINION OF TITLE RENDERED.**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 15th day of December, 2022, between **SD SAN MARINO, LLC**, a Florida limited liability company whose post office address is 2639 Professional Circle, Suite 101, Naples, Florida 34119, Grantor, and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose post office address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134, Grantee.

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **COLLIER** County, State of Florida, to-wit:

Please see **Exhibit "A"** attached hereto and incorporated herein, which land is subject only to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein, without serving to reimpose same.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor but against none other.

[signature page to follow]

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed in the presence of:

SD SAN MARINO, LLC,
a Florida limited liability company

Kim Ackley
Witness #1 - Signature

By: John Ferry
John Ferry
Its: Vice President

Kim Ackley
Witness #1 - Print Name

Stacey Andersen
Witness #2 - Signature

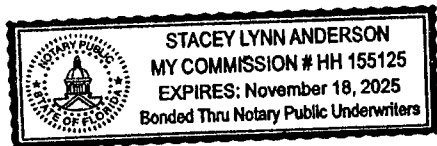
Stacey Andersen
Witness #2 - Print Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of December, 2022, by John Ferry, as Vice President of SD SAN MARINO, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

[NOTARY SEAL]

Stacey Lynn Andersen
Signature of Notary Public



Printed Name of Notary Public

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1 THROUGH 77, CAYMAS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 86 THROUGH 97, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

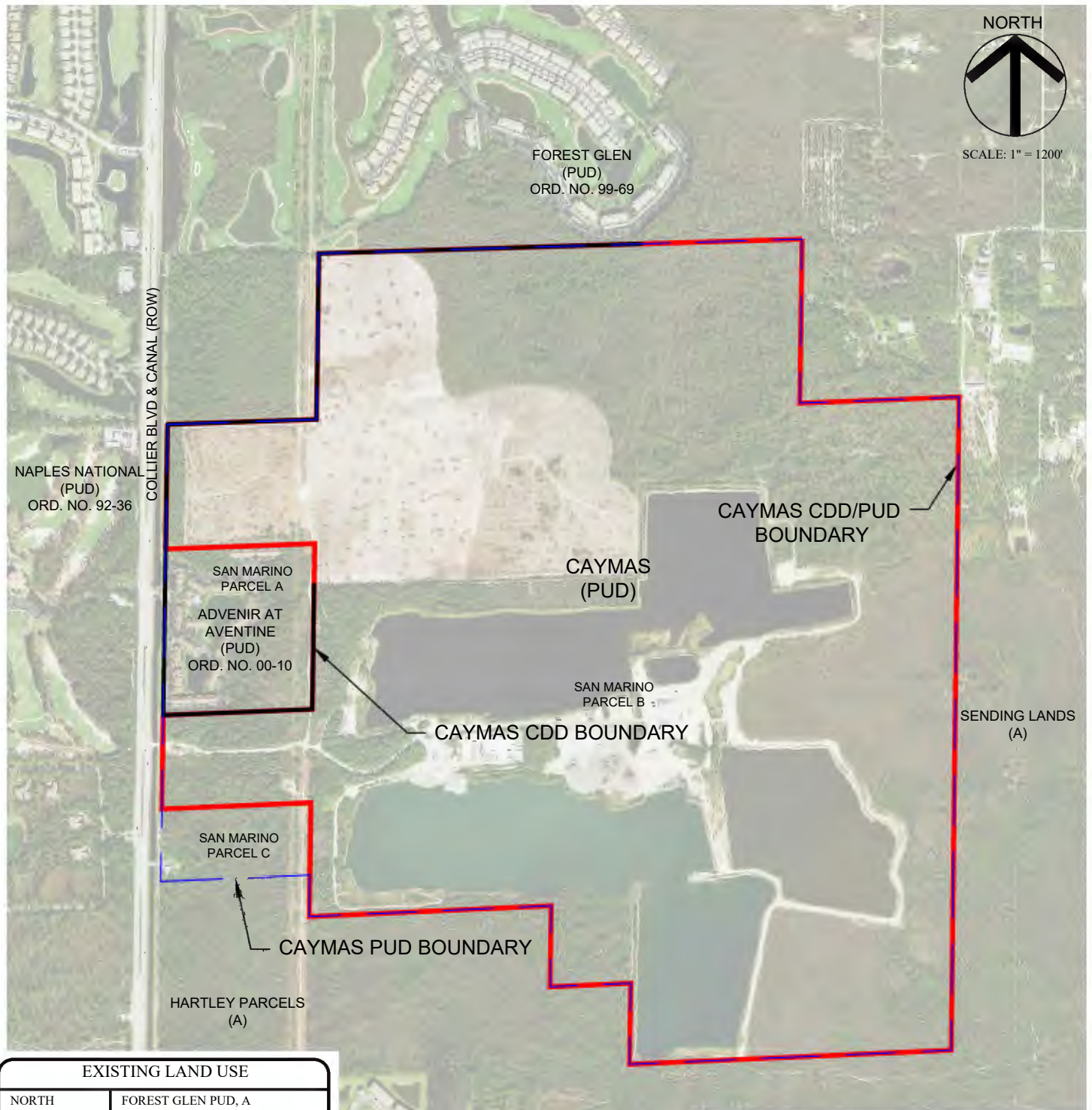
NOT A CERTIFIED COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Easements contained in Order of Taking recorded in Official Records Book 3927, Page 3141, as affected by Termination and Release of Temporary Construction Easements recorded in Official Records Book 5210, Page 3910.
3. Notice of Environmental Resource Permit recorded January 12, 2016 in Official Records Book 5232, Page 1444, Public Records of Collier County, Florida.
4. Notice of Environmental Resource Permit recorded May 5, 2016 in Official Records Book 5269, Page 2520, Public Records of Collier County, Florida.
5. All matters, restrictions, covenants, conditions, and easements as contained on the Plat of Caymas Phase One, recorded in Plat Book 72, Pages 86 through 97, of the Public Records of Collier County, Florida
6. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Master Declaration of Covenants, Conditions and Restrictions for Caymas, recorded in Official Records Book 6190, Page 2974, of the Public Records of Collier County, Florida.
7. Terms and restrictions contained in that certain Memorandum of Use Restrictions by and between Grantor and Grantee and dated of even date herewith recorded or to be recorded in the Public Records.
8. Terms, easements and conditions contained in that certain Temporary Non-Exclusive Access Easement Agreement by and between Grantor and Grantee and dated of even date herewith recorded or to be recorded in the Public Records of Collier County, Florida.

B:\Projects\1946-500 (San Marino- Willow Run) CDD\Drawings-Exhibits\1946-500-01 CDD Exhibits\Current Plans\9465000105.dwg



EXISTING LAND USE	
NORTH	FOREST GLEN PUD, A
EAST	SENDING LANDS A
SOUTH	HACIENDA LAKES MPUD HARTLEY PARCELS A
WEST	NAPLES NATIONAL PUD, A, ROW
PROPOSED CDD	A PORTION OF THE CAYMAS PUD

ACRONYM(S):
A - ATTRACTION /OR AGRICULTURE TRACT
MPUD - MASTER PLANNED UNIT DEVELOPMENT
DRI - DEVELOPMENT OF REGIONAL IMPACT
RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
CPUD - COMMERCIAL PLANNED UNIT DEVELOPMENT
CFPUD - COMMUNITY FACILITIES PLANNED UNIT DEVELOPMENT
ROW - RIGHT OF WAY

LEGEND	
	CAYMAS CDD BOUNDARY
	CAYMAS PUD BOUNDARY

EXHIBIT 4: EXISTING LAND USES

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

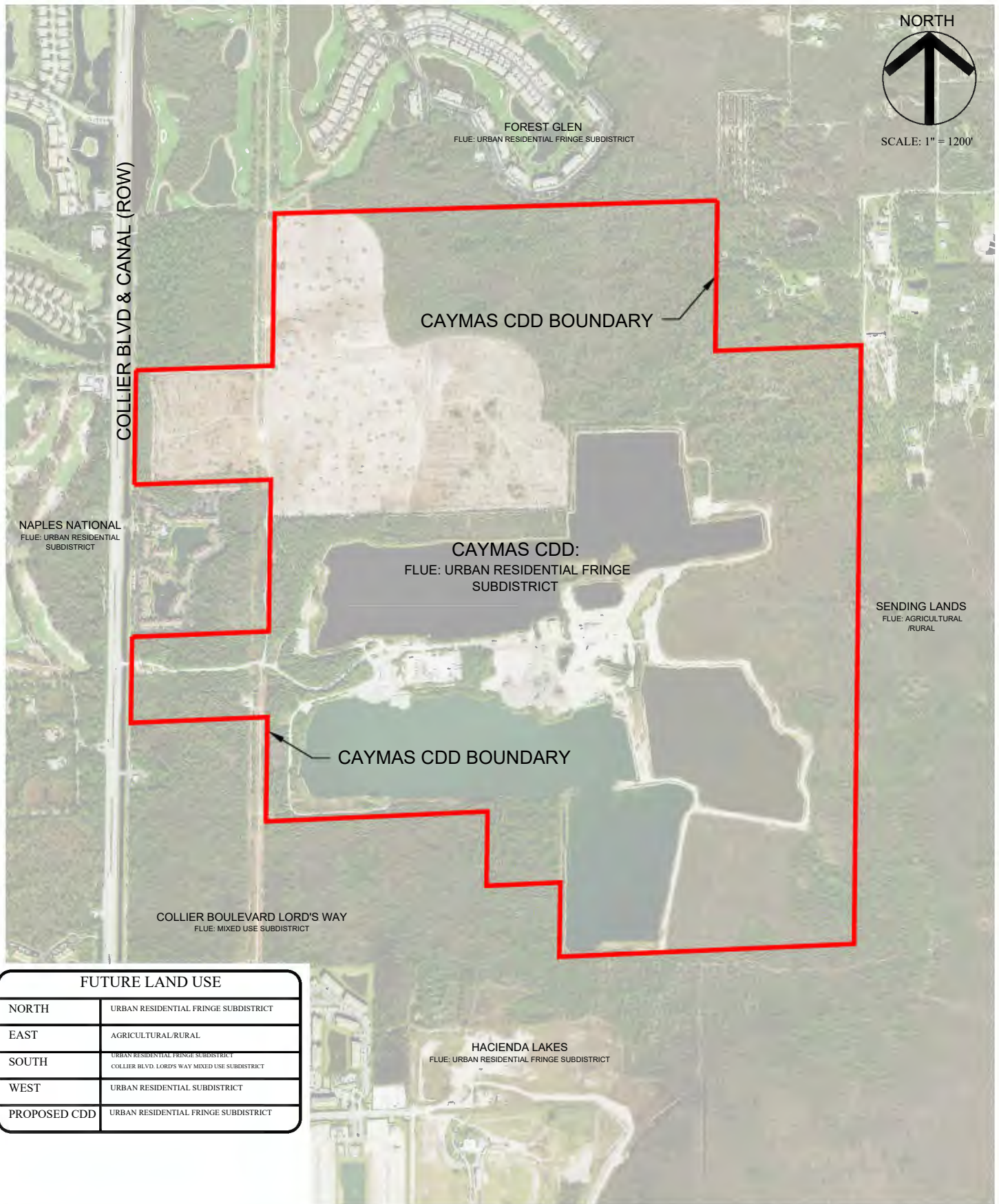
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SHEET: 5 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



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FUTURE LAND USE

NORTH	URBAN RESIDENTIAL FRINGE SUBDISTRICT
EAST	AGRICULTURAL/RURAL
SOUTH	URBAN RESIDENTIAL FRINGE SUBDISTRICT COLLIER BLVD. LORDS WAY MIXED USE SUBDISTRICT
WEST	URBAN RESIDENTIAL SUBDISTRICT
PROPOSED CDD	URBAN RESIDENTIAL FRINGE SUBDISTRICT

EXHIBIT 5: FUTURE LAND USE MAP

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

FILE NAME: 9465000106.dwg
SHEET: 6 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



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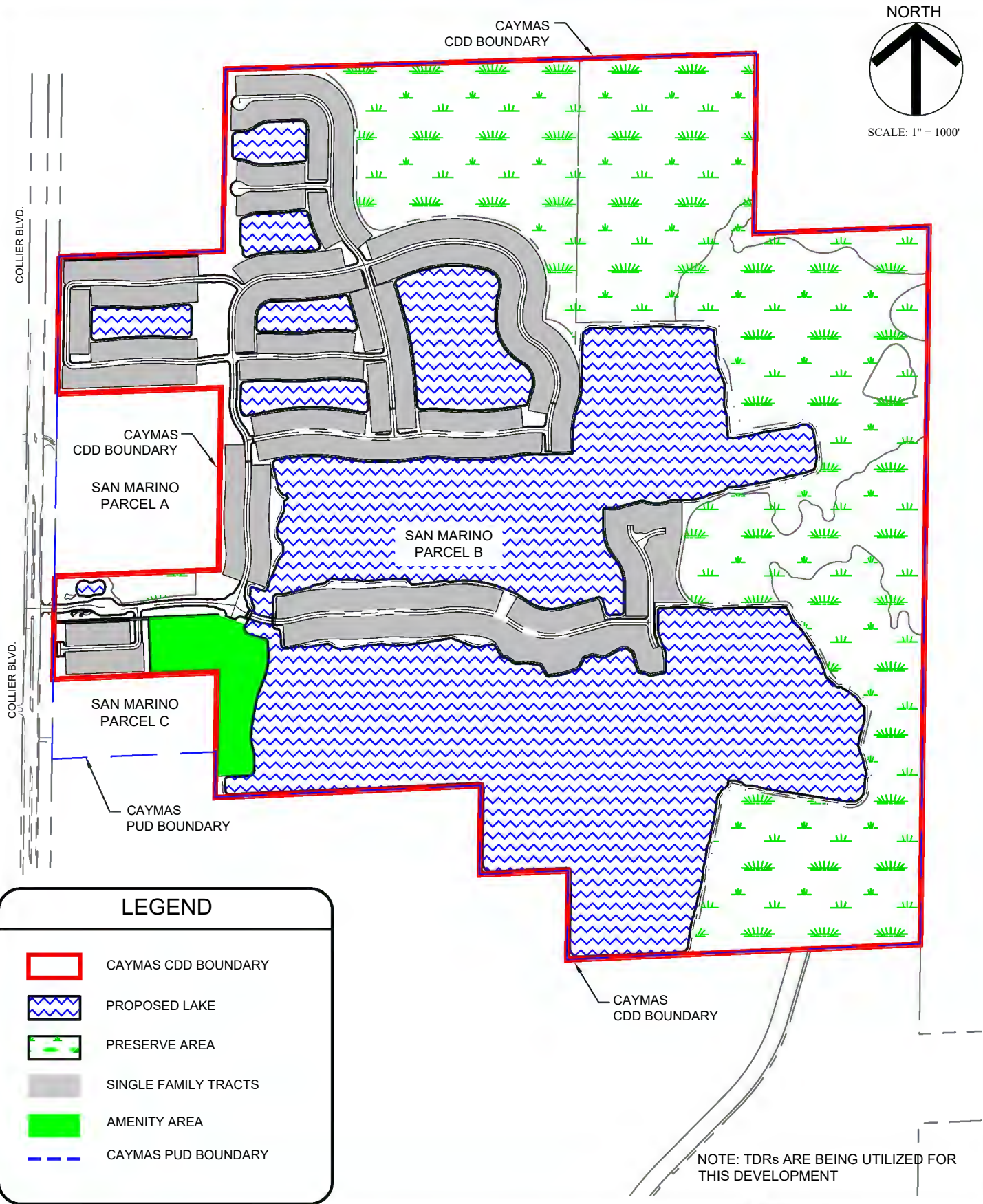


EXHIBIT 6: PROPOSED DEVELOPMENT PLAN

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

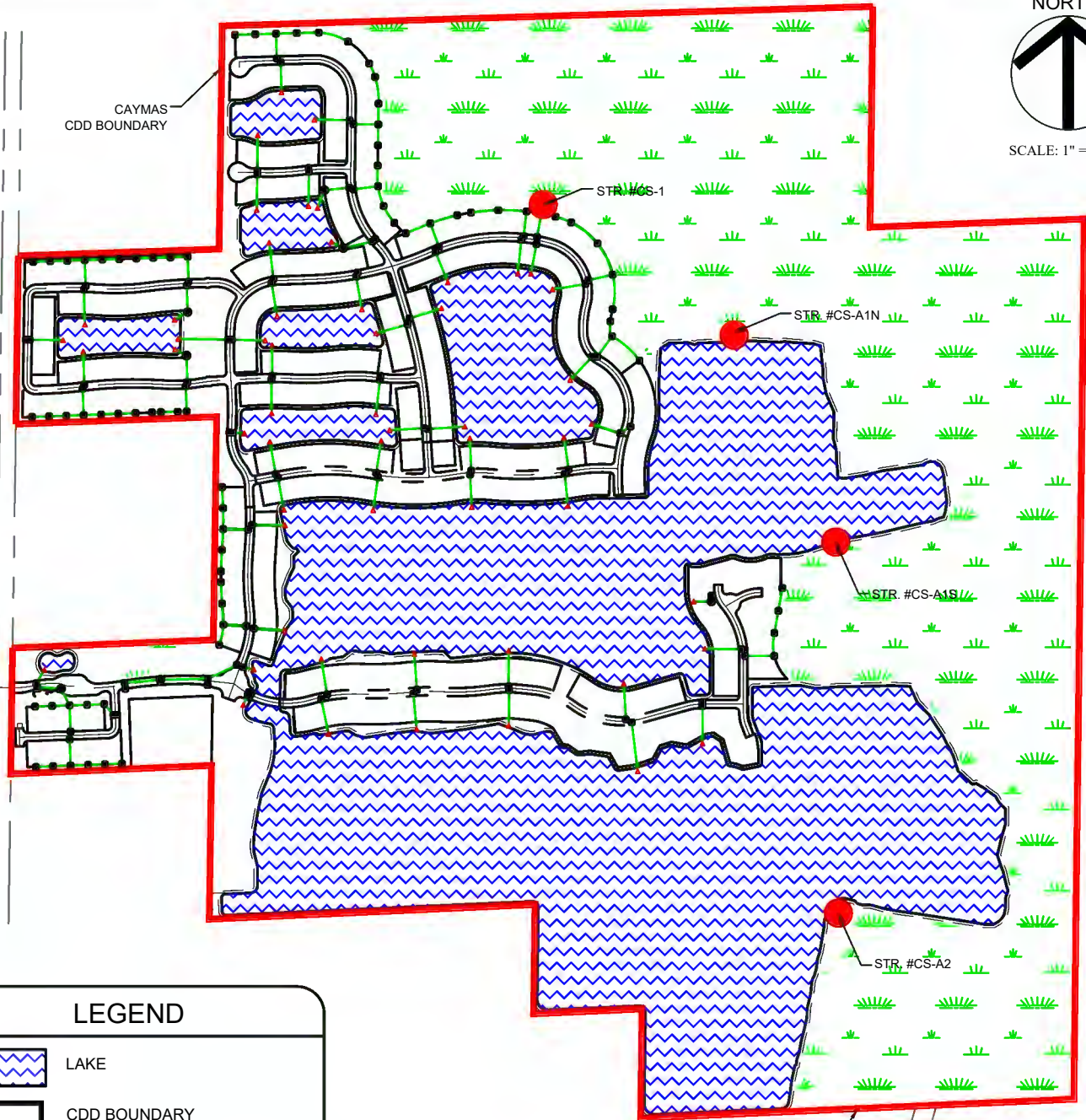
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SHEET: 7 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



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LEGEND

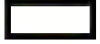
-  LAKE
-  CDD BOUNDARY
-  EXISTING WETLAND
-  STORM PIPE
-  INLET
-  OUTFALLS
-  JUNCTION BOX
-  CONTROL STRUCTURE/
OUTFALL LOCATION

EXHIBIT 6A: PROPOSED STORMWATER PLAN

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: 11, 12, 13, 14 TOWNSHIP: 50S RANGE: 26E
COUNTY, FLORIDA

FILE NAME: 9465000108.dwg
SHEET: 8 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

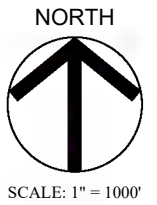


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CAYMAS
CDD BOUNDARY

CONNECTION TO
EXISTING FORCE MAIN

CONNECTION TO
EXISTING FORCE MAIN



SCALE: 1" = 1000'

LEGEND

-  CDD BOUNDARY
-  PROPOSED 2" FORCE MAIN
-  PROPOSED 4" FORCE MAIN
-  PROPOSED 6" FORCE MAIN
-  PROPOSED 8" FORCE MAIN
-  EXISTING 12" FORCE MAIN
-  PROPOSED 8" GRAVITY SEWER
-  PROPOSED WASTEWATER PUMP STATION

CAYMAS
CDD BOUNDARY

EXHIBIT 6B: PROPOSED WASTEWATER PLAN

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

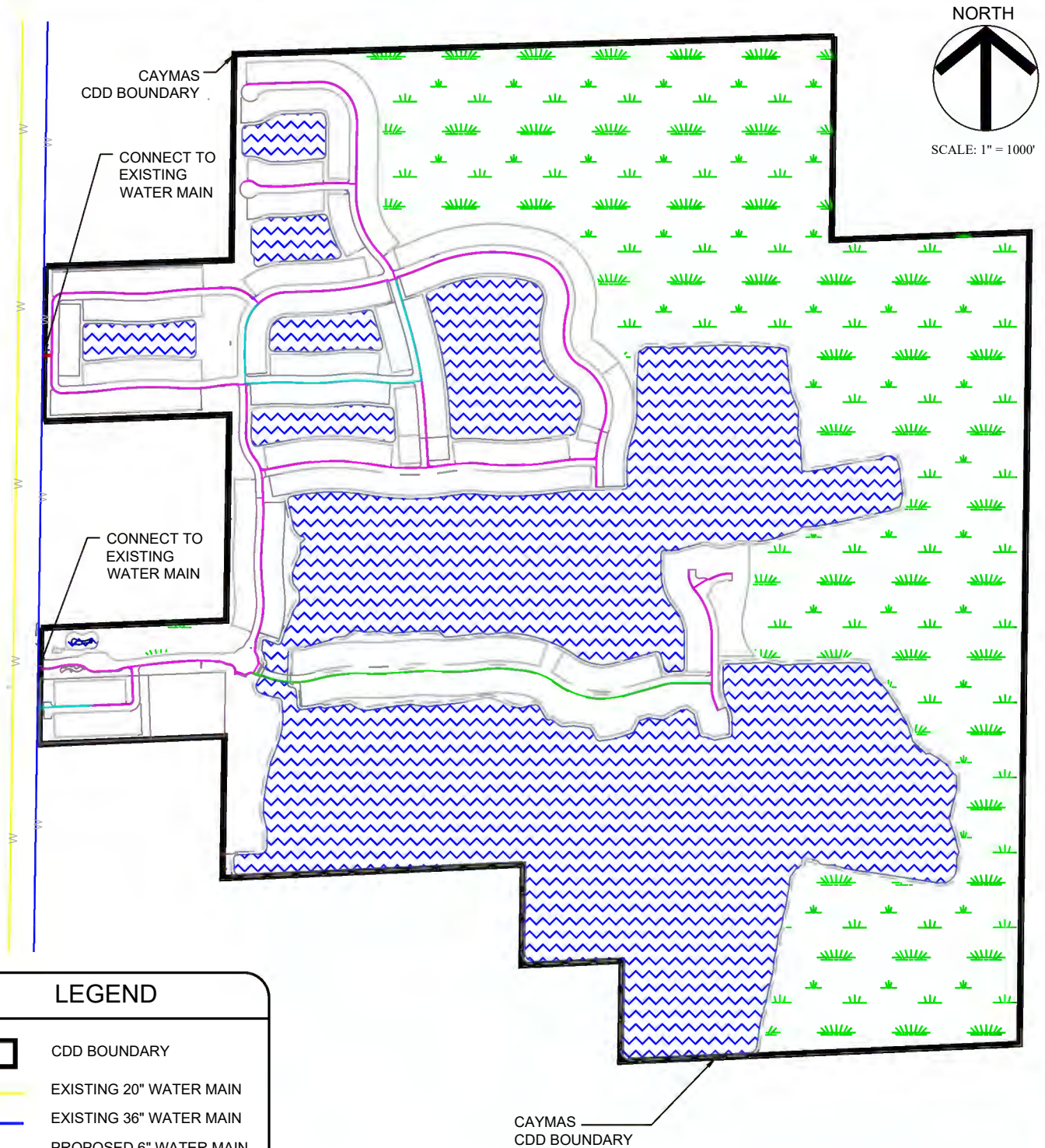
SECTION: 11, 12, 13, 14 TOWNSHIP: 50S RANGE: 26E
COUNTY: FLORIDA

FILE NAME: 9465000109.dwg
SHEET: 9 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

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LEGEND

-  CDD BOUNDARY
-  EXISTING 20" WATER MAIN
-  EXISTING 36" WATER MAIN
-  PROPOSED 6" WATER MAIN
-  PROPOSED 8" WATER MAIN
-  PROPOSED 10" WATER MAIN
-  PROPOSED 12" WATER MAIN

EXHIBIT 6C: PROPOSED POTABLE WATER PLAN

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

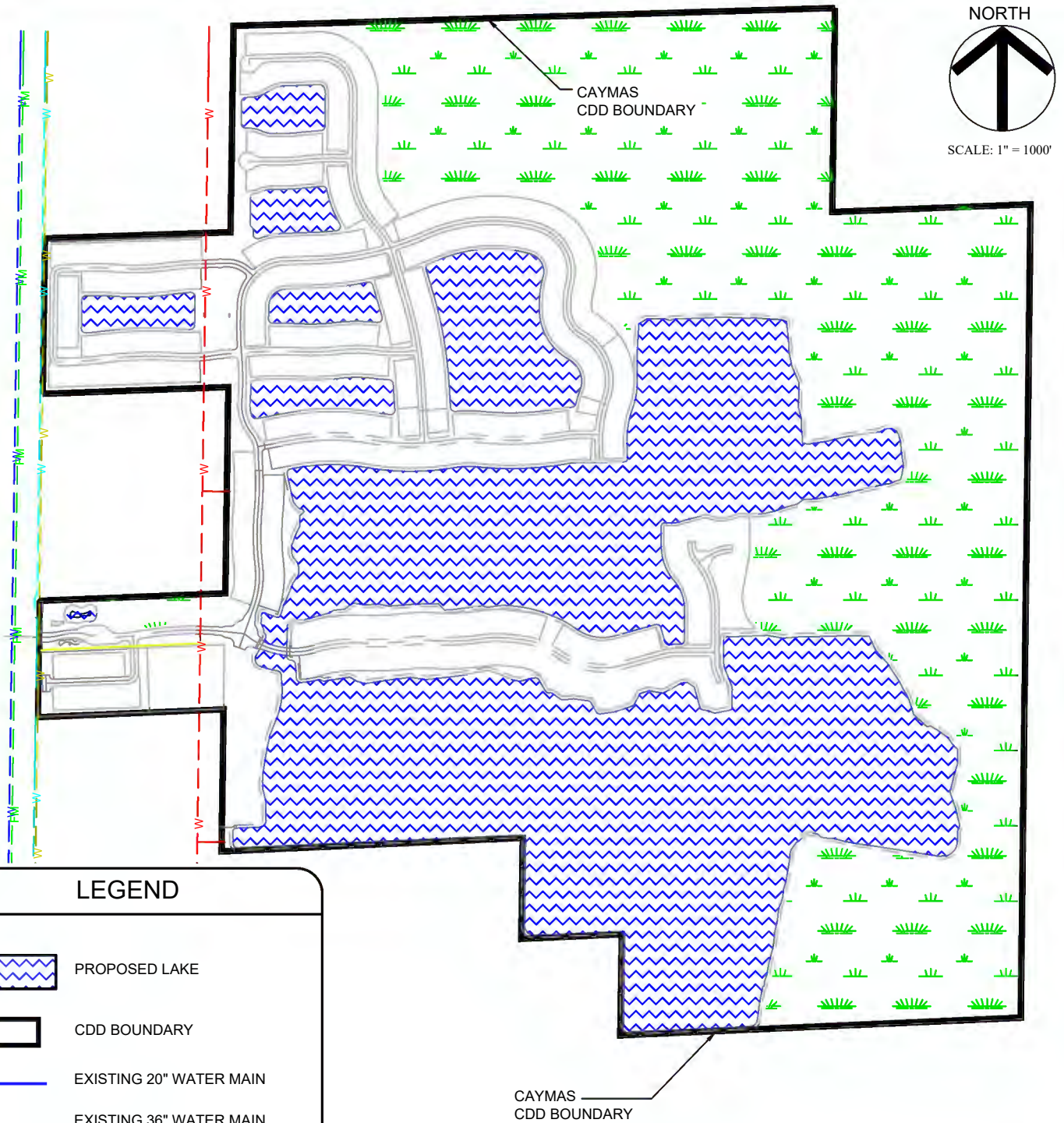
FILE NAME: 9465000110.dwg
SHEET: 10 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



B:\Projects\946-500 (San Marino- Willow Run) CDD\Drawings-Exhibits\946-500-01 CDD Exhibits\Current Plans\9465000111.dwg



LEGEND

-  PROPOSED LAKE
-  CDD BOUNDARY
-  EXISTING 20" WATER MAIN
-  EXISTING 36" WATER MAIN
-  EXISTING 12" FORCE MAIN
-  EXISTING 8" RAW WATER MAIN
-  EXISTING 16" RAW WATER MAIN
-  EXISTING 30" RAW WATER MAIN

EXHIBIT 7: MAPS OF LOCATIONS OF WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS

PREPARED FOR:

SD SAN MARINO LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: 11, 12, 13, 14 TOWNSHIP: 50S RANGE: 26E
COUNTY, FLORIDA

FILE NAME: 9465000111.dwg
SHEET: 11 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



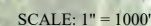
EXHIBIT 8
CAYMAS COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION COST ESTIMATES

PROFESSIONAL & PERMIT FEES	\$4,456,105.92
EARTHWORK FOR STORM WATER MANAGEMENT	\$10,363,000.47
ENVIRONMENTAL RESTORATION	\$733,200.00
OFF-SITE ROAD IMPROVEMENTS	\$1,839,128.74
DRAINAGE SYSTEMS	\$6,749,383.53
SANITARY SEWER SYSTEMS	\$8,537,695.22
POTABLE WATER SYSTEMS	\$2,932,945.15
PERIMETER LANDSCAPING	\$2,408,700.00
15% CONTINGENCY	\$5,703,023.85
TOTAL ESTIMATED COSTS – ENTIRE PROJECT	\$43,723,182.88

****NOTE: COST ESTIMATES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE****

EXHIBIT 9
CAYMAS COMMUNITY DEVELOPMENT DISTRICT
PROPOSED TIMETABLE FOR CONSTRUCTION

SAN MARINO / WILLOW RUN PARCEL		
IMPROVEMENT	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
ENVIRONMENTAL, PRESERVATION & MITIGATION FEES	01/2023	01/2027
EARTHWORK FOR STORM WATER MANAGEMENT	01/2023	01/2027
ENVIRONMETAL RESTORATION	01/2023	01/2027
ROADWAYS	01/2023	01/2027
OFF-SITE ROAD IMPROVEMENTS	01/2023	01/2027
DRAINAGE SYSTEMS	01/2023	01/2027
SANITARY SEWER SYSTEMS	01/2023	01/2027
POTABLE WATER SYSTEMS	01/2023	01/2027
PERIMETER LANDSCAPING	01/2023	01/2027



SAN MARINO
PARCEL A

SAN MARINO PARCEL B

SAN MARINO
PARCEL C

LEGEND

- PUD BOUNDARY
 CDD BOUNDARY
 PARCEL BOUNDARY

PARCEL ID TABLE

LOT	PARCEL ID NUMBER	LOT	PARCEL ID NUMBER	LOT	PARCEL ID NUMBER	LOT	PARCEL ID NUMBER
1	25892010047	21	25892010045	41	25892010083	61	25892011240
2	25892010063	22	25892010061	42	25892010089	62	25892011266
3	25892010089	23	25892010087	43	25892010085	63	25892011282
4	25892010102	24	25892010050	44	25892010098	64	25892011305
5	25892010128	25	25892010056	45	25892010092	65	25892011321
6	25892010144	26	25892010052	46	25892010090	66	25892011347
7	25892010160	27	25892010058	47	25892010096	67	25892011363
8	25892010186	28	25892010054	48	25892010092	68	25892011389
9	25892010209	29	25892010060	49	25892011004	69	25892011402
10	25892010225	30	25892010063	50	25892011020	70	25892011428
11	25892010241	31	25892010049	51	25892011046	71	25892011444
12	25892010267	32	25892010065	52	25892011062	72	25892011460
13	25892010283	33	25892010061	53	25892011088	73	25892011486
14	25892010306	34	25892010070	54	25892011101	74	25892011509
15	25892010322	35	25892010070	55	25892011127	75	25892011525
16	25892010348	36	25892010076	56	25892011143	76	25892011541
17	25892010364	37	25892010062	57	25892011169	77	25892011567
18	25892010380	38	25892010088	58	25892011185		
19	25892010403	39	25892010080	59	25892011208		
20	25892010429	40	25892010082	60	25892011224		

EXHIBIT 10: PARCEL ID MAP

PREPARED FOR:

SD SAN MARINO LLC

2639 PROFESSIONAL CIRCLE, SUITE 101

NAPLES, FLORIDA 34119
PHONE: (239) 280-6504 FAX: (239) 732-5561

SECTION: TOWNSHIP: RANGE:
11, 12, 13, 14 50S 26E
COUNTY, FLORIDA

FILE NAME: 9465000112.dwg
SHEET: 5 OF 11

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

4D

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

August 1, 2023



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Caymas Community Development District (the "District"), located in Collier County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Master Engineer's Report developed by Atwell, LLC (the "District Engineer") and dated August 1, 2023 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree from the general and incidental benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Caymas development (the "Development"), a master planned residential development located in Collier County, Florida. The land within the District consists of approximately 767.68 +/- acres and is generally located on the east side of Collier Boulevard (C.R. 951), south of the existing Forest Glen Golf and Country Club in unincorporated Collier County, Florida.

2.2 The Development Program

The development of Caymas is anticipated to be conducted by SD San Marino, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for the land contained within the District envisions a total of 445 single-family residential dwelling units developed in one or more phases, although land use types, phasing and unit numbers may change throughout the development

period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Capital Improvement Plan

The public infrastructure improvements which are part of the Capital Improvement Plan and are needed to serve the Development are projected to consist of improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Capital Improvement Plan will consist of storm water management, environmental restoration, off-site road improvements, sanitary sewer systems, potable water systems and perimeter landscaping, the costs of which, along with contingencies, professional services and permit fees, were estimated by the District Engineer at \$43,723,182.88.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either

funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$60,145,000 in par amount of special assessment bonds (the "Bonds") as illustrated in Table 3 in the *Appendix*.

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$60,145,000 to finance approximately \$43,723,182.88 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$60,145,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The

District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within the District that derive special and peculiar benefits from the Capital Improvement Plan. All properties within the District that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan for the District envisions the development of 445 single-family residential dwelling units, although, unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. Notwithstanding the foregoing, the District reserves the right to create distinct assessment areas securing a series of Bonds issued to finance a portion of the Capital Improvement Plan.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the Capital Improvement Plan and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the

improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem special assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem special assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the District's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the non-ad valorem special assessments associated with funding the District's Capital Improvement Plan (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

As 77 of the 97 SF 52' single-family residential dwelling units have already been platted, the Bond Assessments in the aggregate amount of \$7,925,379.45 will be allocated to the 77 platted parcels designated as SF 52' units as reflected in Table 5 in the *Appendix*. As the balance of the land in the District has not yet been platted, the Bond Assessments in the aggregate amount of \$52,219,620.55 will initially be levied on the remaining gross acres of land in the District and consequently Bond Assessments will initially be levied on approximately 734.05 +/- gross acres on an equal pro-rata gross acre basis at a rate of \$71,139.05 per acre.

When the balance of the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to

platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District’s improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but

not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments in the amount of \$60,145,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the Capital Improvement Plan. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a

contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the Capital Improvement Plan is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Caymas

Community Development District

Development Plan

Land Use	Total Number of Units
SF 52'	97
SF 62'	164
SF 76'	109
SF 90'	61
SF 100'+	14
Total	445

Table 2

Caymas

Community Development District

Project Costs

Improvement	Total Costs
Professional & Permit Fees	\$4,456,105.92
Earthwork For Storm Water Management	\$10,363,000.47
Environmental Restoration	\$733,200.00
Off-Site Road Improvements	\$1,839,128.74
Drainage Systems	\$6,749,383.53
Sanitary Sewer Systems	\$8,537,695.22
Potable Water Systems	\$2,932,945.15
Perimeter Landscaping	\$2,408,700.00
Contingency	\$5,703,023.85
Total	\$43,723,182.88

Table 3

Caymas

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount

\$60,145,000.00

Total Sources	\$60,145,000.00
----------------------	------------------------

Uses

Project Fund Deposits:

Project Fund

\$43,723,182.88

Other Fund Deposits:

Debt Service Reserve Fund

\$5,342,525.98

Capitalized Interest Fund

\$9,623,200.00

Delivery Date Expenses:

Costs of Issuance

\$1,452,900.00

Rounding

\$3,191.14

Total Uses	\$60,145,000.00
-------------------	------------------------

Table 4

Caymas

Community Development District

Benefit Allocation

Land Use	Total Number of Units	ERU Weight	Total ERU
SF 52'	97	0.52	50.44
SF 62'	164	0.62	101.68
SF 76'	109	0.76	82.84
SF 90'	61	0.90	54.90
SF 100'+	14	1.00	14.00
Total	445		303.86

Table 5

Caymas

Community Development District

Bond Assessments Apportionment

Land Use	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
SF 52'	97	\$7,257,939.00	\$9,983,919.57	\$102,927.01	\$9,884.05
SF 62'	164	\$14,630,992.02	\$20,126,188.38	\$122,720.66	\$11,784.82
SF 76'	109	\$11,920,056.83	\$16,397,063.78	\$150,431.78	\$14,445.91
SF 90'	61	\$7,899,699.66	\$10,866,716.58	\$178,142.89	\$17,107.00
SF 100'+	14	\$2,014,495.36	\$2,771,111.70	\$197,936.55	\$19,007.78
Total	445	\$43,723,182.88	\$60,145,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 3.5% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit "A"

[illegible]

Exhibit "A"

Parcel No	Owner	Address	City State ZIP	Bond Assessments Apportionment per Unit
25892011101	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011127	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011143	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011169	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011185	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011208	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011224	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011240	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011266	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011282	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011305	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011321	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011347	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011363	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011389	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011402	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011428	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011444	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011460	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011486	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011509	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011525	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011541	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
25892011567	PULTE HOME COMPANY LLC	24311 WALDEN CENTER DR #300	BONITA SPRINGS, FL 34134	\$102,927.01
00412520000	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$2,845,562.05
00411120003	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$711,390.51
00411400008	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$711,390.51
00411360009	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$711,390.51
00410920000	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$1,422,781.02
00411160005	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$2,134,171.54
25892010021	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$13,012,755.25
00411800006	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$17,730,697.13
00411520001	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$865,050.86
00417120007	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$533,542.88
00417680000	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$177,847.63
00417040006	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$2,845,562.05
00414320004	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$2,845,562.05
00412240005	SD SAN MARINO LLC	2639 PROFESSIONAL CIR STE 101	NAPLES, FL 334119	\$5,671,916.55
Total				\$60,145,000.000

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

4E

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CAYMAS COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING SPECIAL ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF SPECIAL ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF SPECIAL ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND MAKING PROVISIONS RELATING TO THE TRANSFER OF REAL PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING THE RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Caymas Community Development District (the "**District**") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Collier County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "**Act**"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such public infrastructure improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District's Board of Supervisors (the "**Board**") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein; and

WHEREAS, the District desires to set forth the particular terms and confirm the lien of the levy of the Assessments (defined below) to pay for the specified project.

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

1. **AUTHORITY FOR THIS RESOLUTION; RECITALS.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes, including without limitation, Section 170.08, Florida Statutes. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

a. The District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

b. On August 1, 2023, and pursuant to Section 170.03, Florida Statutes, among other laws, the Board adopted Resolution 2023-25 (the “**Declaring Resolution**”), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District’s public infrastructure improvements that may include, without limitation, stormwater management and control facilities, including related earthwork; water, sewer and reclaimed water systems including connection fees, if applicable; perimeter landscaping; environmental restoration; off-site public roadway improvements; professional fees; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (the “**Project**”).

c. The Project is described in the Declaring Resolution and the Caymas Community Development District Master Engineer’s Report prepared by Atwell, LLC and dated August 1, 2023 (the “**Engineer’s Report**”), a copy of which is attached hereto and made a part hereof as **Exhibit “A”**, and the plans and specifications for the Project are on file in the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135 and the offices of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District Records Office**”).

The Assessment Process

d. Also, as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (the “**Assessments**”) on specially benefited property within the District.

e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met.

f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, Florida Statutes, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District.

g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, Florida Statutes.

h. As required by Section 170.07, Florida Statutes, pursuant to Resolution 2023-26 adopted by the Board on August 1, 2023, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, Florida Statutes.

i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, Florida Statutes, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District.

j. On October 3, 2023, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board”; and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

Equalization Board Additional Findings

k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide financing of all or a portion of the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Assessments; and

ii. The provision of said Project, the levying of the Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and

iii. The estimated costs of the Project are as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby, using the method determined by the Board and set forth in the Caymas Community Development District Master Special Assessment Methodology Report prepared by Wrathell, Hunt and Associates, LLC and dated August 1, 2023 (the “**Assessment Report**”), a copy of which is attached hereto and made a part hereof as **Exhibit “B”**, which results in the Assessments set forth on the final assessment roll; and

v. The Project benefits all assessable property within the District described in the Assessment Report; and

vi. Accordingly, the Assessments as set forth in the Assessment Report constitute a special benefit to all assessable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments imposed thereon, as set forth in the Assessment Report; and

vii. All assessable property within the District as described in the Assessment Report is deemed to be benefited by the Project, and the Assessments will be allocated in accordance with the Assessment Report; and

viii. The Assessments are fairly and reasonably allocated across the benefitted property, as set forth in the Assessment Report; and

ix. It is in the best interests of the District that the Assessments be paid and collected as herein provided; and

x. In order to provide funds with which to pay the costs of the Project that are to be assessed against the benefited properties, pending the collection of the Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, in one or more series, including refunding bonds (collectively, the “**Bonds**”).

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER’S REPORT.** The Engineer’s Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project (\$43,723,182.88) and the costs to be paid by the Assessments on all specially benefited property (\$60,145,000.00) are set forth in the Engineer’s Report and the Assessment Report.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Assessments to the benefitted lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Assessments imposed on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth within **Exhibit “B”**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Assessments as reflected in **Exhibit “B”**, attached hereto, shall be recorded by the Secretary of the District in the District’s “**Improvement Lien Book**”. The Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

a. **Adjustments to Special Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at any noticed meeting, determine such land to be benefitted by the Project and reallocate the Assessments in order to impose special assessments on the newly added and benefitted property.

b. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District’s sole discretion for purposes including, without limitation, as an offset for any acquisition of any portion of the Project, for completion of the Project, or

otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

c. **Supplemental Assessment Resolutions for Bonds.** In connection with the issuance of any particular series of the Bonds, the District will adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Assessments, in one or more separately enforceable Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple bonds each secured by one or more different assessment areas.

7. **FINALIZATION OF SPECIAL ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to Section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of Bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

a. Payment. Commencing with the year in which the Assessments are certified for collection and subsequent to any capitalized interest period, the Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.

b. Prepayment. Except as otherwise provided in any supplemental assessment resolution, any owner of property subject to the Assessments may, at its option, pre-pay the entire amount of the Assessment attributable to such owner's property subject to Assessment at any time, or a portion of the amount of the Assessment, provided the prepayment includes all accrued interest to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

c. Uniform Method; Alternatives. The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes (the "**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, Florida Statutes. Such Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its Assessments is not available to the District in any year, or if determined by the District to be in its best

interests, and subject to the terms of any applicable trust indenture, the Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Assessments. The decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

d. Uniform Method Agreements Authorized. For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, Florida Statutes.

e. Re-amortization. Any particular lien of the Assessments shall be subject to re-amortization where the applicable series of bonds is subject to re-amortization pursuant to the applicable trust indenture.

9. **ALLOCATION OF SPECIAL ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**

a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with the Assessment Report, and cause such reallocation to be recorded in the District's Improvement Lien Book.

b. Pursuant to the Assessment Report, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, or platting information comes available to the District on the annual tax roll, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of Assessments reasonably able to be assigned to benefitted lands within the District. Such determination shall be made based on the tests or other methods set forth in the Assessment Report (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of Assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of the Assessment Report (or any supplemental resolution and assessment report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment (each, a "**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units. To support the request, the affected landowner(s)

shall provide the following evidence for the District's consideration: (i) proof of the amount of entitlements remaining on the undeveloped lands; (ii) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development; (iii) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan; (iv) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan; and (v) a revised Assessment Report demonstrating that debt service on the Bonds of such series can be paid without the True-Up Payment. Any deferment shall be in the District's reasonable discretion.

d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in Assessment Report, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments.

10. **GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Real property owned by units of local, state, and federal government (including the District) shall not be subject to the Assessments without specific written consent thereto. Except as otherwise provided herein, if at any time any real property on which the Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government or similar exempt entity (without consent of such governmental unit or entity to the imposition of special assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District. To the extent any real property subject to the Assessments is acquired by the District, such real property shall not be subject to the Assessments and all future unpaid Assessments for such tax parcel shall be reallocated as provided in the Assessment Report or any supplemental assessment report. In the absence of any provision relating to such reallocation or if reallocation is not permitted pursuant to the Assessment Report or applicable supplemental assessment report in the determination of the District, said Assessments shall become due and payable by the transferor of such real property immediately prior to such transfer without any further action of the District.

11. **ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Public Records of Collier County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

PASSED AND ADOPTED this 3rd day of October, 2023.

**CAYMAS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chesley E. Adams, Jr., Secretary

Erica Lolli, Chair

Exhibits:

Exhibit “A”: Caymas Community Development District Master Engineer’s Report prepared by Atwell, LLC and dated August 1, 2023

Exhibit “B”: Caymas Community Development District Master Special Assessment Methodology Report prepared by Wrathell, Hunt and Associates, LLC and dated August 1, 2023

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5A

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Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

Issue(s) dated: 09/05/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 28, 2023:



Notary, State of WI, County of Brown

4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Caymas Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2022). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2022).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010.

District Manager
Sept 5, 2023

#5812893

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This is not an invoice

Naples Daily News

PART OF THE USA TODAY NETWORK

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CAYMAS CDD
2300 GLADES RD # 410W

BOCA RATON, FL 33431-8556

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

Issue(s) dated: 09/06/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 6, 2023:


Notary, State of WI, County of Brown

8-21-26
My commission expires

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Caymas Community Development District ("District") on October 3, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Naples Daily News on September 5, 2023.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2022). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2022).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

District Manager
Sept 6, 2023

#5812898

Publication Cost: \$483.00
Ad No: 0005812898
Customer No: 2417495
PO #:

of Affidavits 1

This is not an invoice

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Caymas Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of October, 2023.

ATTEST:

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A:
RULES OF PROCEDURE

**RULES OF PROCEDURE
CAYMAS CDD COMMUNITY DEVELOPMENT DISTRICT**

EFFECTIVE AS OF OCTOBER 3, 2023

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Rule 1.0 General.

- (1) The Caymas CDD Community Development District (“District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (“Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District ("Board") shall consist of five (5) members. Members of the Board ("Supervisors") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and

contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document

previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.
 - (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

- (a) Agenda packages for prior 24 months and next meeting;
- (b) Official minutes of meetings, including adopted resolutions of the Board;
- (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
- (d) Adopted engineer's reports;
- (e) Adopted assessment methodologies/reports;
- (f) Adopted disclosure of public financing;
- (g) Limited Offering Memorandum for each financing undertaken by the District;
- (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
- (i) District policies and rules;
- (j) Fiscal year end audits; and
- (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the

District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person

making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. A newspaper is deemed to be a newspaper of "general circulation" within the District and county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1), Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provided in Chapter 50, Florida Statutes, and such notice published consistent with Chapter 50 shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 561-571-0010. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days before each meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager

1. Financial Report
2. Approval of Expenditures

Supervisor's requests and comments

Public comment

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the

District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 50.011, 50.031, 189.015, 189.069(2)(a)15, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in section 11.45(1), Florida Statutes; and
 - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (c) Support economical and efficient operations; and
 - (d) Ensure reliability of financial records and reports; and
 - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within

twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the

Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.

(10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

- (a) The texts of the proposed rule and the adopted rule;
- (b) All notices given for a proposed rule;
- (c) Any statement of estimated regulatory costs for the rule;
- (d) A written summary of hearings, if any, on the proposed rule;
- (e) All written comments received by the District and responses to those written comments; and
- (f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
- (c) The petition shall be filed with the District. Within 10 days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
 - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variances and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;

- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

- (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.
- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods,

hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.

- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) “Request for Proposals” or “RFP” is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;

- (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
- (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give

such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be

selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

- (i) Ability of personnel;
- (ii) Experience;
- (iii) Ability to furnish the required services; and
- (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the

county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

- (5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.
- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.
 - (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
 - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
 - (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to

award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and

offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been

pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

- i. One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
- ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
- iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

- v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- xii. The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an

adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
- ii. Unsafe conditions allowed to exist;
- iii. Complaints from the public;
- iv. Delay or interference with the bidding process;
- v. The potential for repetition;
- vi. Integrity of the public contracting process;
- vii. Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in

accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative

is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall

constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

- d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive

Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
 - (5) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;

- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest

Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.
- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the

purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to

be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;

- (c) Regulate the course of the hearing, including any pre-hearing matters;
- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective October 3, 2023 except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

CAYMAS

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Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

Issue(s) dated: 09/11/2023, 09/18/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 18, 2023:

Notary, State of WI, County of Brown

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

Publication Cost: \$728.00
Ad No: 0005818646
Customer No: 2417495
PO #:

of Affidavits 1

This is not an invoice

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 AND THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Caymas Community Development District will hold public hearings on October 3, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023") and the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budgets may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. 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.

Any person requiring special accommodations at this meeting and/or public hearings or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. 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.

Any 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.

District Manager
Sept 11, 18, 2023

#5818646

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2024-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Caymas Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Caymas Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 3RD DAY OF OCTOBER, 2023.

ATTEST:

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

Exhibit A: Fiscal Year 2022/2023 Budget(s)

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
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**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Proposed Budget
REVENUES	
Landowner contribution	\$ 46,490
Total revenues	<u>46,490</u>
EXPENDITURES	
Professional & administrative	
Management/accounting/recording**	4,000
Legal	25,000
Engineering	2,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	-
Trustee*	-
Telephone	50
Postage	500
Printing & binding	125
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	750
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>46,490</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending	<u>\$ -</u>

* These items will be realized when bonds are issued

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

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

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 4,000
-----------------------------------	----------

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	-
-------	---

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	-
-------------------------------	---

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	-
----------------------	---

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Telephone	50
-----------	----

Telephone and fax machine.

Postage	500
---------	-----

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding	125
--------------------	-----

Letterhead, envelopes, copies, agenda packages

Legal advertising	6,500
-------------------	-------

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee	175
-----------------------------	-----

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance	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	1,680
-------------------------------	-------

Website ADA compliance	210
------------------------	-----

Total expenditures	\$ 46,490
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CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

7A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

CAYMAS CDD
2300 GLADES RD # 410W

BOCA RATON, FL 33431-8556

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

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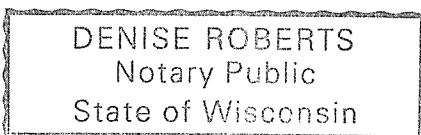
Issue(s) dated: 09/11/2023, 09/18/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 18, 2023:

Notary, State of WI, County of Brown

My commission expires



Publication Cost: \$728.00
Ad No: 0005818646
Customer No: 2417495
PO #:

of Affidavits 1

This is not an invoice

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 AND THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Caymas Community Development District will hold public hearings on October 3, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023") and the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budgets may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. 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.

Any person requiring special accommodations at this meeting and/or public hearings or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. 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.

Any 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.

District Manager
Sept 11, 18, 2023

#5818646

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2024-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Caymas Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Caymas Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 3RD DAY OF OCTOBER, 2023.

ATTEST:

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
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**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Proposed Budget
REVENUES	
Landowner contribution	\$ 87,123
Total revenues	<u>87,123</u>
EXPENDITURES	
Professional & administrative	
Management/accounting/recording**	44,000
Legal	25,000
Engineering	2,000
Audit	4,500
Arbitrage rebate calculation*	500
Dissemination agent*	833
Trustee*	-
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	1,750
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	750
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u>87,123</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending	<u>\$ -</u>

* These items will be realized when bonds are issued

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

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

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 44,000
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	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	833
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	-
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.	
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 expenditures	<u><u>\$ 87,123</u></u>

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

8A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

CAYMAS CDD
2300 GLADES RD # 410W

BOCA RATON, FL 33431-8556

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Caymas Community Development District ("District"), located in Collier County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Collier County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on September 25, 2023 by email to gillyardd@whhassociates.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

District Manager
Sept 8, 2023

#5818641

Affidavit of Publication

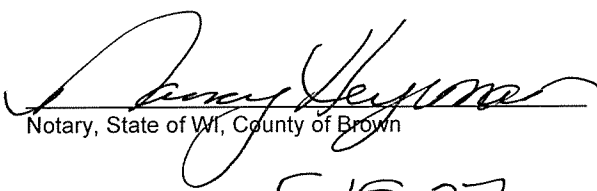
STATE OF WISCONSIN
COUNTY OF BROWN

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Issue(s) dated: 09/08/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 8, 2023:


Notary, State of WI, County of Brown

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

Publication Cost: \$539.00
Ad No: 0005818641
Customer No: 2417495
PO #:

of Affidavits 1

This is not an invoice

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

8B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Caymas Community Development District ("**District**"), located in Collier County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Collier County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("**CCNA**"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on September 25, 2023 by email to gillyardd@whhassociates.com ("**District Manager's Office**").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse

Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

8C



CONSULTING. ENGINEERING. CONSTRUCTION.

September 25, 2023

Caymas Community Development District
Attn: Chesley E. Adams, Jr., District Manager
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**Subject: Caymas Community Development District
Request for Qualifications for Engineering Services**

Dear Mr. Adams:

Atwell, LLC is pleased to submit the enclosed response to the Request for Qualifications for Engineering Services for the Caymas Community Development District (CDD).

The Atwell, LLC team consists of experts in the areas of civil engineering, landscape architecture, land use planning, GIS and AutoCAD design. With offices in Bonita Springs, Fort Myers, Sarasota, Tampa, and Orlando, Florida, as well as many locations across the country, Atwell, LLC offers full service civil engineering based upon honesty, a strong work ethic, and an unmatched commitment to our clients' success.

For over 20 years, we have designed and permitted numerous master-planned residential communities across Southwest Florida and serve as the Engineer of Record for many projects in Collier County, including Esplanade Golf and Country Club of Naples, Azure at Hacienda Lakes, and Esplanade at Hacienda Lakes. This local expertise and project-specific knowledge provides our team with an in-depth understanding of the District's needs and the capacity to ensure the highest quality of development.

The following summary exemplifies why Atwell, LLC is most qualified to provide Engineering Services as the District Engineer for the Caymas CDD:

Unmatched Knowledge of the Project. Atwell, LLC's team of experienced civil engineers are currently serving as the Engineer of Record for the Esplanade by the Islands project and have secured local construction plan approval with Collier County. The understanding of the water management system design, the unique environmental conditions both within and surrounding the community, as well as the status of existing and pending permits provides our team with an unparalleled advantage to provide Engineering Services to the CDD.

Experienced Local Leadership. As the Director of the Bonita Springs office of Atwell, LLC, Jacquelyn (Jackie) M. Larocque, P.E. will lead our commitment to the Caymas CDD as the Project Director and Point of Contact. Jackie has over 17 years of project management and civil engineering design experience in Southwest Florida and currently serves as Project Director for the Currents Community Development District. Jackie's project knowledge and strong relationships with SFWMD and Collier County will ensure the District's service requirements are

not only met, but exceeded in terms of budgets, project schedules, and implementation of the development program.

Similar Experience. Jeremy H. Arnold, P.E. will serve as the District Engineer, and has extensive experience serving as a CDD Engineer for numerous master-planned communities across Collier County and Southwest Florida. Jeremy has served as District Engineer of the Currents CDD for over 4 years, and currently performs all duties relating to the operation and management of the CDD. Jeremy also serves as District Engineer for the Esplanade Lake Club CDD in Lee County, and previously served as District Engineer for the Flow Way CDD in Collier County.

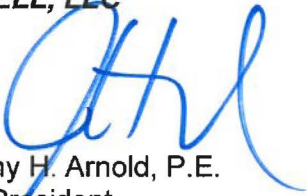
Competence & Capacity. With six (6) Florida registered Professional Engineers in the Bonita Springs office, the Atwell, LLC team has the institutional knowledge and experience to ensure accurate implementation of CDD's infrastructure, in addition to its appropriate long-term maintenance.

Thank you for the opportunity to provide our services to the District. We are confident that our project-specific expertise, local knowledge, and commitment to quality design and customer service position us as the clear choice for the Caymas CDD District Engineer.

If you have questions or require further information, please contact me at (239) 405-7777 or jarnold@atwell-group.com.

Sincerely,

ATWELL, LLC



Jeremy H. Arnold, P.E.
Vice President

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Caymas Community Development District (Naples, FL)

2. PUBLIC NOTICE DATE
09/12/2023

3. SOLICITATION OR PROJECT NUMBER

Request for Qualifications for Engineering Services

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jessica K. Linn - Project Coordinator

5. NAME OF FIRM

Atwell, LLC

6. TELEPHONE NUMBER
(239) 405-7777

7. FAX NUMBER
(239) 405-7899

8. E-MAIL ADDRESS
jlinn@atwell-group.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	☒				Atwell, LLC ☒ CHECK IF BRANCH OFFICE	28100 Bonita Grande Drive, Suite 305 Bonita Springs, FL 34135	District Engineer, Project Director
b.					 ☐ CHECK IF BRANCH OFFICE		
c.					 ☐ CHECK IF BRANCH OFFICE		
d.					 ☐ CHECK IF BRANCH OFFICE		
e.					 ☐ CHECK IF BRANCH OFFICE		
f.					 ☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Jeremy H. Arnold, P.E.	District Engineer	a. TOTAL 21	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION <i>(City and State)</i> Atwell, LLC (Bonita Springs, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S., Civil Engineering - University of Kentucky		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer, License No. 66421	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> National Society of Professional Engineers, Florida Engineering Society, Urban Land Institute			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Currents Community Development District (Naples, FL)	PROFESSIONAL SERVICES 2019 - Present	CONSTRUCTION <i>(If applicable)</i> 2019 - Present
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Serve as District Engineer since 2019. Provide consulting services for district establishment and expert testimony for bond validation proceedings. Develop master engineer's report and support for infrastructure acquisition. Develop cost estimates for public infrastructure to be produced by the district.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Esplanade Lake Club Community Development District (Fort Myers, FL)	PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Serve as District Engineer since 2019. Provide consulting services for district establishment and expert testimony for bond validation proceedings. Develop master engineer's report and support for infrastructure acquisition. Develop cost estimates for public infrastructure to be produced by the district.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Flow Way Community Development District (Naples, FL)	PROFESSIONAL SERVICES 2018 - 2021	CONSTRUCTION <i>(If applicable)</i> 2018 - 2021
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Previously served as District Engineer from 2018 to 2021. Provided consulting services for development of supplemental engineer's report to support final bond issuance. Develop cost estimates for public infrastructure to be produced by the district.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☐ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Jacquelyn M. Larocque, P.E.	Project Director	15	11

15. FIRM NAME AND LOCATION *(City and State)*

Atwell, LLC (Bonita Springs, FL)

16. EDUCATION *(Degree and Specialization)*

B.S., Civil Engineering - Florida Gulf Coast University

17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*

Florida Professional Engineer, License No. 85247

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Florida Engineering Society, Lee County Engineering Panel, FGCU Engineering Academic Advisory Board, FGCU Soaring Eagle Award 2023

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Azure at Hacienda Lakes (Naples, FL)		2015 - 2023	2016 - 2023
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☒ Check if project performed with current firm	
a. Senior Project Manager responsible for the civil engineering design, permitting, and construction management of a 420-unit subdivision on 133 acres in Collier County, FL. The project consisted of SFWMD permit modifications including ICPR model revisions, water use and dewatering permitting, Collier County Plans and Plat Permits, and Site Development Permits for multi-family homes and the amenity center. The project was completed in three phases. Civil scope included all site related civil infrastructure such as parking lot design, utility layout and design, drainage infrastructure, and lake excavation, as well as permitting through local agencies.			
(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Esplanade at Hacienda Lakes (Naples, FL)		2013 - 2023	2013 - 2023
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☒ Check if project performed with current firm	
b. Senior Project Manager responsible for the civil engineering design, permitting, and construction management of a subdivision in Collier County, FL. The project consisted of a SFWMD permit including ICPR modeling, water use and dewatering permitting, Collier County Plans and Plat Permits, and a Site Development Permit for the amenity center. The project was completed in four phases. Civil scope included all site related civil infrastructure such as parking lot design, utility layout and design, drainage infrastructure, and lake excavation, as well as permitting through local agencies.			
(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Caymas (FKA San Marino/Willow Run) (Naples, FL)		2013 - Present	2022 - Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☒ Check if project performed with current firm	
c. Senior Project Manager responsible for the civil engineering design, permitting, and construction management of a subdivision in Collier County, FL. The project consists of SFWMD permit modifications including ICPR modeling, water use and dewatering permitting, Collier County Plans and Plat Permits, and a Site Development Permit for the amenity center. Civil scope includes all site related civil infrastructure such as parking lot design, utility layout and design, drainage infrastructure, and lake excavation, as well as permitting through local agencies.			
(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☐ Check if project performed with current firm	
d.			
(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		☐ Check if project performed with current firm	
e.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1		
21. TITLE AND LOCATION <i>(City and State)</i> Currents CDD (Naples, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2019 - Present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2019 - Present</td> </tr> </table>		PROFESSIONAL SERVICES 2019 - Present	CONSTRUCTION <i>(If applicable)</i> 2019 - Present
PROFESSIONAL SERVICES 2019 - Present	CONSTRUCTION <i>(If applicable)</i> 2019 - Present			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Felipe Gonzalez	c. POINT OF CONTACT TELEPHONE NUMBER (239) 231-0511
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade by the Islands is a 1,250 unit master planned community in Naples, Florida. Atwell, LLC is the Engineer of Record for the design and permitting of the public and private infrastructure for the project, and serves as the District Engineer for the Currents CDD. The total CIP for the Currents CDD includes approximately \$18.5 million of public infrastructure including surface water management, sanitary sewer, potable water, irrigation, exterior landscaping, off-site improvements, environmental preserves, and related design and permitting fees.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Atwell, LLC	(2) FIRM LOCATION <i>(City and State)</i> Bonita Springs, FL	(3) ROLE District Engineer, Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Esplanade Lake CDD (Fort Myers, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Felipe Gonzalez	c. POINT OF CONTACT TELEPHONE NUMBER (239) 237-0517

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade Lake Club is a 620 unit master planned community in Fort Myers, Florida. Atwell, LLC is the Engineer of Record for the design and permitting of the public and private infrastructure for the project, and serves as the District Engineer for the Esplanade Lake Club Community Development District. The preliminary CIP for the Esplanade Lake Club CDD included approximately \$25 million of public infrastructure including stormwater management system, potable water, sanitary sewer system, ground improvements, environmental/mitigation and public roadway.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Atwell, LLC	(2) FIRM LOCATION <i>(City and State)</i> Bonita Springs, FL	(3) ROLE District Engineer, Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3		
21. TITLE AND LOCATION <i>(City and State)</i> Flow Way CDD (Naples, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2018 - 2021</td> <td>CONSTRUCTION <i>(If applicable)</i> 2018 - 2021</td> </tr> </table>		PROFESSIONAL SERVICES 2018 - 2021	CONSTRUCTION <i>(If applicable)</i> 2018 - 2021
PROFESSIONAL SERVICES 2018 - 2021	CONSTRUCTION <i>(If applicable)</i> 2018 - 2021			

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Taylor Morrison Esplanade Naples, LLC	b. POINT OF CONTACT NAME Felipe Gonzalez	c. POINT OF CONTACT TELEPHONE NUMBER (239) 237-0517
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

Esplanade Golf and Country Club of Naples is an 1,184 unit development in Naples, Florida. Atwell, LLC was the Engineer of Record for the design and permitting of the public and private infrastructure for the project, and previously served as the District Engineer for the Flow Way CDD. The total CIP for the Flow Way CDD includes \$39 million of public infrastructure including surface water management, sanitary sewer, potable water, irrigation, exterior landscaping, off-site improvements, environmental preserves and related design and permitting fees.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Atwell, LLC	(2) FIRM LOCATION <i>(City and State)</i> Bonita Springs, FL	(3) ROLE District Engineer, Engineer of Record
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Azure at Hacienda Lakes (Naples, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015 - 2023	CONSTRUCTION <i>(If applicable)</i> 2016 - 2023

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Toll Brothers, Inc.	b. POINT OF CONTACT NAME Jim Hepler	c. POINT OF CONTACT TELEPHONE NUMBER (847) 456-4492
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

Azure at Hacienda Lakes is a 420-unit subdivision in Naples, Florida. Atwell, LLC was the Engineer of Record for the project, responsible for civil engineering design, permitting, and construction management. The project consisted of SFWMD permit modifications including ICPR model revisions, water use and dewatering permitting, Collier County Plans and Plat Permits, and Site Development Permits for multi-family homes and the amenity center. The project was completed in three phases. Civil scope included all site related civil infrastructure such as parking lot design, utility layout and design, drainage infrastructure, and lake excavation, as well as permitting through local agencies.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Atwell, LLC	(2) FIRM LOCATION <i>(City and State)</i> Bonita Springs, FL	(3) ROLE Engineer of Record
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Esplanade at Hacienda Lakes (Naples, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013 - 2023	CONSTRUCTION <i>(If applicable)</i> 2013 - 2023

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Felipe Gonzalez	c. POINT OF CONTACT TELEPHONE NUMBER (239) 237-0517

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade at Hacienda Lakes is a subdivision in Naples, Florida. Atwell, LLC was the Engineer of Record for the project, responsible for the civil engineering design, permitting, and construction management. The project consisted of a SFWMD permit including ICPR modeling, water use and dewatering permitting, Collier County Plans and Plat Permits, and a Site Development Permit for the amenity center. The project was completed in four phases. Civil scope included all site related civil infrastructure such as parking lot design, utility layout and design, drainage infrastructure, and lake excavation, as well as permitting through local agencies.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Atwell, LLC	(2) FIRM LOCATION <i>(City and State)</i> Bonita Springs, FL	(3) ROLE Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6		
21. TITLE AND LOCATION <i>(City and State)</i> Caymas (FKA San Marino/Willow Run) (Naples, FL)		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2013 - Present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2022 - Present</td> </tr> </table>	PROFESSIONAL SERVICES 2013 - Present	CONSTRUCTION <i>(If applicable)</i> 2022 - Present
PROFESSIONAL SERVICES 2013 - Present	CONSTRUCTION <i>(If applicable)</i> 2022 - Present			

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Stock Development	b. POINT OF CONTACT NAME Christopher Johnson	c. POINT OF CONTACT TELEPHONE NUMBER (239) 449-5225

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Caymas (FKA San Marino/Willow Run) is a subdivision in Naples, Florida. Atwell, LLC is the Engineer of Record for the project, responsible for the civil engineering design, permitting, and construction management. The project consists of SFWMD permit modifications including ICPR modeling, water use and dewatering permitting, Collier County Plans and Plat Permits, and a Site Development Permit for the amenity center. Civil scope includes all site related civil infrastructure such as parking lot design, utility layout and design, drainage infrastructure, and lake excavation, as well as permitting through local agencies.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Atwell, LLC	(2) FIRM LOCATION <i>(City and State)</i> Bonita Springs, FL	(3) ROLE Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Currents CDD	6	Caymas (FKA San Marino/Willow Run)
2	Esplanade Lake Club CDD	7	
3	Flow Way CDD	8	
4	Azure at Hacienda Lakes	9	
5	Esplanade at Hacienda Lakes	10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Atwell, LLC offers a diverse set of land development services founded on exceptional client service, quality design, and a solid commitment to our clients' success. We recognize that each of our clients and their respective projects are unique, and approach each opportunity objectively with our clients' goals in mind. We provide a range of planning, civil engineering, and landscape architecture services and have successfully completed projects including master planned residential communities, community parks, commercial and industrial developments, and master stormwater drainage systems.

Our talented team of project managers coordinate every project with an integrative approach to the design development process. From the onset of each project, we utilize the diversity of skills and experience among our multi-disciplinary professionals to ensure innovative problem-solving and a more fluid permitting process. This holistic approach provides our clients with not only the added value and convenience of "one stop shopping", but with the assurance that their project will be completed both efficiently and accurately. Most importantly, thanks to the caliber of our professionals, we continue to serve satisfied, repeat clientele, as well as build new relationships across the community.

The services Atwell, LLC offers include:

1. Civil Engineering

- Master Stormwater Design
- Master Water and Sewer Design
- Paving and Grading Design
- Water Distribution Design
- Lift Station and Force Main Design
- Construction Plan Preparation

2. Permitting

- Local Construction Plan Permitting
- Water Management District Permitting
- FDEP Water and Wastewater Permitting
- FDOT Permitting
- National Pollutant Discharge Elimination System Permitting (NPDES)

3. Construction Administration

- Bid Package Preparation
- Contract Management
- Construction Observation
- Certifications

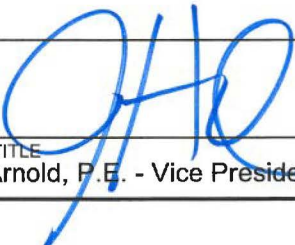
4. Due Diligence and Feasibility Studies

- Lot Fit Analysis
- Due Diligence Reports
- Project Feasibility Studies
- Geographic Information Systems (GIS) Exhibits
- Preparation

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

9/25/2023

33. NAME AND TITLE

Jeremy H. Arnold, P.E. - Vice President

1. SOLICITATION NUMBER (If any)

RFQ for Engineering Services

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME Atwell, LLC			3. YEAR ESTABLISHED 2009	4. UNIQUE ENTITY IDENTIFIER 27-1219822
2b. STREET 28100 Bonita Grande Drive, Suite 305			5. OWNERSHIP	
2c. CITY Bonita Springs	2d. STATE FL	2e. ZIP CODE 34135	a. TYPE Limited Liability Company	
6a. POINT OF CONTACT NAME AND TITLE Jessica K. Linn, Project Coordinator			b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER (239) 405-7777			7. NAME OF FIRM (If Block 2a is a Branch Office) Atwell, LLC	
6c. EMAIL ADDRESS jlinn@atwell-group.com				
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
N/A				

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	33		A06	Airports, Terminals, Hangars	1
08	CADD Technician	25		C10	Commercial Low-Rise	6
12	Civil Engineer	364	8	D04	Design Build-Preparation of RFPs	6
16	Construction Manager	16		D07	Dining Halls, Clubs, Restaurants	4
21	Electrical Engineer	75		E02	Educational Facilities	4
23	Environmental Engineer	82		G01	Garages, VMF, Parking Decks	3
29	GIS Technician	8		H09	Hospitals & Medical Facilities	4
38	Land Surveyor	207	1	H10	Hotels & Motels	7
48	Project Manager	172	5	H11	Housing (Residential)	9
47	Planner	16	2	I01	Industrial Bldgs, Manufacturing	9
58	Technician/Analyst	52		M05	Military Design Standards	3
				O01	O01	6
				R04	R04	4
	Other Employees	125	4			
	Total	1,175	20			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

a. Federal Work	4
b. Non-Federal Work	10
c. Total Work	10

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- | | |
|---|---|
| 1. Less than \$100,000 | 6. \$2 million to less than \$5 million |
| 2. \$100,000 to less than \$250,000 | 7. \$5 million to less than \$10 million |
| 3. \$250,000 to less than \$500,000 | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater |

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 9/25/2023
c. NAME AND TITLE Jeremy H. Arnold, P.E. • Vice President	

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

8D

Caymas Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

	Ability and Adequacy of Professional Personnel	Consultant’s Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
	<i>weight factor</i>	25	25	20	15	5	5	100
	NAME OF RESPONDENT							
1	Atwell, LLC							

Board Member’s Signature

Date

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

9A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

CAYMAS CDD
2300 GLADES RD # 410W

BOCA RATON, FL 33431-8556

Affidavit of Publication

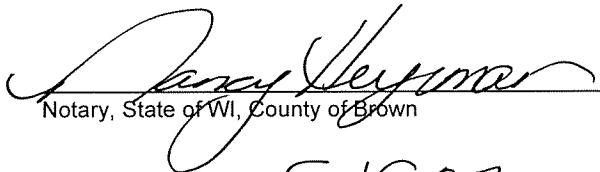
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

Issue(s) dated: 09/08/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on September 8, 2023:


Notary, State of WI, County of Brown

My commission expires

5.15.27

NANCY HEYRMAN
Notary Public
State of Wisconsin

Publication Cost: \$280.00
Ad No: 0005818644
Customer No: 2417495
PO #:

of Affidavits 1

This is not an invoice

CAYMAS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Caymas Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Collier County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Caymas Community Development District." Proposals must be received by 12:00 p.m., on September 19, 2023, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
Sept 8, 2023

#5818644

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

9B

**CAYMAS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Caymas Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Collier County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

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District Manager

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2024

Collier County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **September 19, 2023**, at 12:00 p.m., at the offices of District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit (1) of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Caymas Community Development District" on the face of it. **Please include pricing for each additional bond issuance.**

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (“**Proposal Documents**”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District’s limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District’s Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be

filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

CAYMAS COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

9C



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

CAYMAS

Community Development District

Proposal Due: September 19, 2023
12:00PM

Submitted to:

Caymas
Community Development District
c/o District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

September 19, 2023

Caymas Community Development District
c/o District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Caymas Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



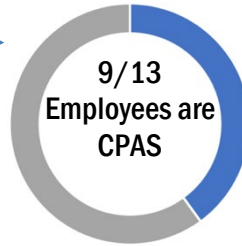
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

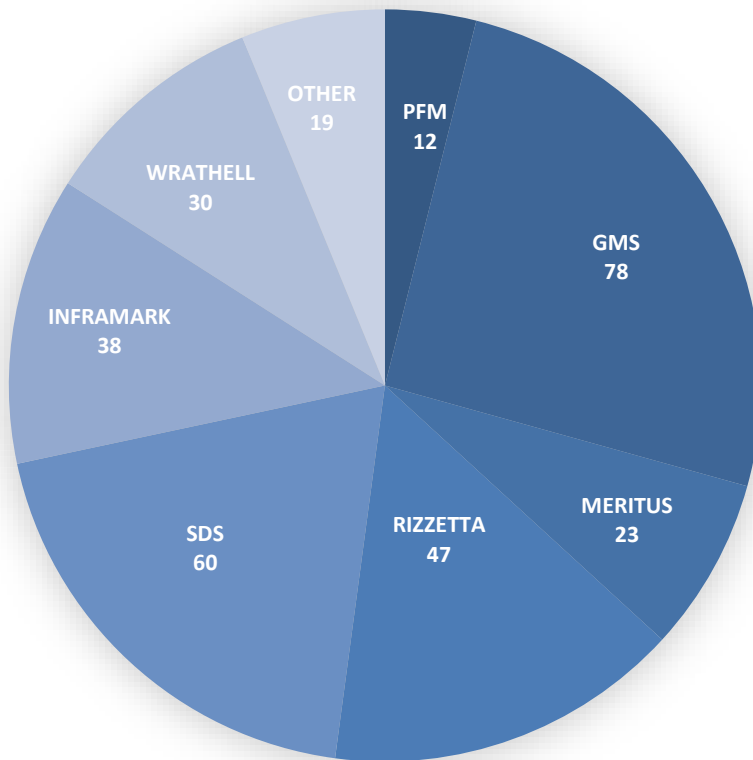
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

40 hours; Accounting,

Auditing and Other:

53 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 18+

CPE (last 2 years):

Government

Accounting, Auditing:

61 hours; Accounting,

Auditing and Other:

30 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

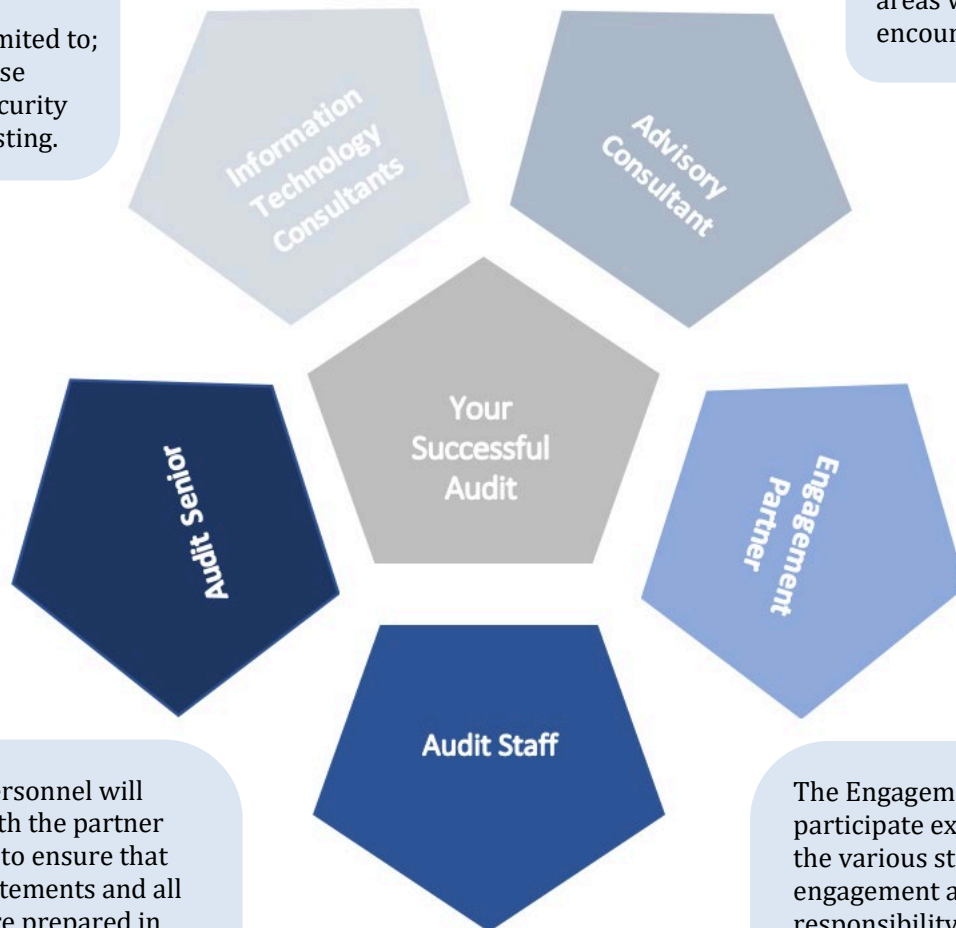
-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I, II, IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants	Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants	Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	40
Accounting, Auditing and Other	<u>53</u>
Total Hours	<u>93</u> (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-666

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)
Master of Accounting
Florida Atlantic University (2003)
Bachelor of Arts:
Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

61
30
91 (includes of 4 hours of Ethics CPE)

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

Year Ended September 30,	Fee
2024	\$3,400
2025	\$3,500
2026	\$3,600
2027	\$3,700
2028	<u>\$3,800</u>
TOTAL (2024-2028)	<u>\$18,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by \$1,500. The fee for subsequent annual renewals would be agreed upon separately.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	332	5	3	327	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Caymas Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

CAYMAS

COMMUNITY DEVELOPMENT DISTRICT

9D

CAYMAS COMMUNITY DEVELOPMENT DISTRICT

AUDITOR EVALUATION MATRIX

RFP FOR ANNUAL AUDIT SERVICES	ABILITY OF PERSONNEL	PROPOSER'S EXPERIENCE	UNDERSTANDING OF SCOPE OF WORK	ABILITY TO FURNISH REQUIRED SERVICES	PRICE	TOTAL POINTS
PROPOSER	20 POINTS	20 POINTS	20 POINTS	20 POINTS	20 POINTS	100 POINTS
Grau & Associates						

NOTES:

Completed by: _____

Board Member's Signature

Date: _____

Printed Name of Board Member

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2023**

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2023**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 10,710	\$ 10,710
Total assets	<u>10,710</u>	<u>10,710</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 4,710	\$ 4,710
Landowner advance	6,000	6,000
Total liabilities	<u>10,710</u>	<u>10,710</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	4,710	4,710
Total deferred inflows of resources	<u>4,710</u>	<u>4,710</u>
Fund balances:		
Unassigned	(4,710)	(4,710)
Total fund balances	<u>(4,710)</u>	<u>(4,710)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 10,710</u>	<u>\$ 10,710</u>

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 46,490	0%
Total revenues	-	-	46,490	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	2,000	4,000	50%
Legal	2,651	2,651	25,000	11%
Engineering	-	-	2,000	0%
Telephone	17	17	50	34%
Postage	-	-	500	0%
Printing & binding	42	42	125	34%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	750	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	4,710	4,710	46,490	10%
Excess/(deficiency) of revenues over/(under) expenditures	(4,710)	(4,710)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	\$ (4,710)	\$ (4,710)	\$ -	

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

The Caymas Community Development District held a Landowners' Meeting on August 1, 2023 at 9:00 a.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Keith Gelder	Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:03 a.m.

SECOND ORDER OF BUSINESS

Affidavit of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Adams served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisor [All Seats]

A. Nominations

Mr. Gelder, an authorized officer of SD San Marino, LLC, nominated the following:

Seat 1	Erica Lolli
Seat 2	Andrew Kowalczyk
Seat 3	Bryan Boylan
Seat 4	Christopher Johnson
Seat 5	Andrew Raiser

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 735 voting units were represented by Mr. Gelder, an authorized officer of SD San Marino, LLC, which owns 734.05 acres. Mr. Gelder is eligible to cast up to 735 votes per seat.

- **Determine Number of Voting Units Assigned by Proxy**

No voting units were assigned by proxy.

Mr. Gelder cast the following votes:

Seat 1	Erica Lolli	735 votes
Seat 2	Andrew Kowalczyk	735 votes
Seat 3	Bryan Boylan	500 votes
Seat 4	Christopher Johnson	500 votes
Seat 5	Andrew Raiser	500 votes

C. Ballot Tabulation and Results

Mr. Adams reported the following ballot tabulation, results and term lengths:

Seat 1	Erica Lolli	735 votes	4-year Term
Seat 2	Drew Kowalczyk	735 votes	4-year Term
Seat 3	Bryan Boylan	500 votes	2-year Term
Seat 4	Christopher Johnson	500 votes	2-year Term
Seat 5	Andrew Raiser	500 votes	2-year Term

FIFTH ORDER OF BUSINESS**Landowners' Questions/Comments**

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned at 9:06 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

68

69

70

71

72

73 _____
Secretary/Assistant Secretary

Chair/Vice Chair

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Caymas Community Development District was held on August 1, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 9:00 a.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present at the meeting were:

Erica Lolli	Chair
Andrew Kowalczyk	Vice Chair
Bryan Boylan	Assistant Secretary
Christopher Johnson	Assistant Secretary
Andrew Raiser	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Jackie Larocque	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:08 a.m. Supervisors-Elect Erica Lolli, Andrew Kowalczyk, Bryan Boylan, Christopher Johnson and Andrew Raiser, were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to Elected
Board of Supervisors (the following will be
provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Erica Lolli, Andrew Kowalczyk, Bryan Boylan, Christopher Johnson and Andrew

Raiser. He reviewed guidelines for interactions among Supervisors, recordkeeping, public records requests, use of CDD email addresses and completion and timely submission of forms. He provided and explained the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Urbancic stated this should be the last year that the Form 1 will be filed on paper; in future years it will be filed electronically. He noted that public records include anything made or received in connection with official CDD business in the public record; there is no unfinished business exception. The Sunshine Law applies to any deliberations leading up to and including final decisions. Mr. Urbancic noted that all Supervisors are affiliated with the Landowner.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-01. The results of the Landowners' Election will be inserted into Sections 1 and 2. The Landowners' Election results were as follows:

Seat 1	Erica Lolli	735 votes	4-year Term
Seat 2	Andrew Kowalczyk	735 votes	4-year Term
Seat 3	Bryan Boylan	500 votes	2-year Term
Seat 4	Christopher Johnson	500 votes	2-year Term
Seat 5	Andrew Raiser	500 votes	2-year Term

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-02. The following slate was nominated:

Chair	Erica Lolli
Vice Chair	Andrew Kowalczyk
Secretary	Chuck Adams
Assistant Secretary	Bryan Boylan
Assistant Secretary	Christopher Johnson
Assistant Secretary	Andrew Raiser
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Kowalczyk and seconded by Ms. Lolli, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS**SIXTH ORDER OF BUSINESS**

Consideration of the Following Organizational Items:

- A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date
- Agreement for District Management Services: Wrathell, Hunt and Associates, LLC

Mr. Adams presented Resolution 2023-03 and the Fee Schedule and Management Agreement. The Management Fee is reduced to \$2,000 per month until bonds are issued.

On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Coleman, Yovanovich & Koester, PA**

Mr. Urbancic presented Resolution 2023-04 and the Coleman, Yovanovich & Koester, PA Fee Agreement.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2023-04, Appointing Coleman, Yovanovich & Koester, PA as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-05.

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Caymas Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Atwell, LLC**

Mr. Adams presented Resolution 2023-06 and the Interim Engineering Services Agreement. The following changes were made to the Interim Engineering Services Agreement:

Page 1: Change "Atwell, LLC, a Foreign" to "Atwell, LLC, a Michigan"

Page 1 and where necessary: Change CDD County from "Lee" to "Collier"

Page 5, Item 16, first line: Delete "defend"

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, Resolution 2023-06, Appointing an Interim District Engineer for the Caymas Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement with Atwell, LLC, as amended, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Adams presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

This item was not addressed.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Coleman Yovanovich Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103, as the Principal Headquarters of the District, and Providing an Effective Date, was adopted.

H. Resolution 2023-08, Setting Forth the Policy of the Caymas Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-08. Complaints or inquiries should be forwarded to Mr. Adams as soon as possible; the Resolution requires a copy to be provided within 30 calendar days.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-08, Setting Forth the Policy of the Caymas Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2023-09.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- 210 J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison
211 Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a
212 Records Retention Policy; and Providing for Severability and Effective Date

213 Mr. Adams presented Resolution 2023-10.

214
215 On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor,
216 Resolution 2023-10, Providing for the Appointment of a Records Management
217 Liaison Officer; Providing the Duties of the Records Management Liaison
218 Officer; Adopting a Records Retention Policy; and Providing for Severability
219 and Effective Date, was adopted.

- 220
221
222 K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real
223 and Personal Property Conveyance and Dedication Documents, Plats and Other
224 Documents Related to the Development of the District's Improvements; Approving
225 the Scope and Terms of Such Authorization; Providing a Severability Clause; and
226 Providing an Effective Date

227 Mr. Adams presented Resolution 2023-11. This Resolution grants the Chair and Vice
228 Chair, and other officers in the Chair's absence, the authority to work with the District Engineer,
229 District Counsel and District Staff and to execute certain documents in between meetings, to
230 avoid delays in construction.

231
232 On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor,
233 Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute
234 Real and Personal Property Conveyance and Dedication Documents, Plats and
235 Other Documents Related to the Development of the District's Improvements;
236 Approving the Scope and Terms of Such Authorization; Providing a Severability
237 Clause; and Providing an Effective Date, was adopted.

- 238
239
240 L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice
241 of Establishment for the Caymas Community Development District

242 Mr. Adams presented Resolution 2023-12.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Caymas Community Development District, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Adams presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

N. Strange Zone, Inc., Quotation #M23-1019 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Adams presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Strange Zone, Inc., Quotation #M23-1019 for District Website Design, Maintenance and Domain Web-Site Design, in the amount of \$1,679.99 for the first year and approximately \$705 annually thereafter, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Adams presented the ADA Site Compliance proposal.

On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

- P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

Mr. Adams presented Resolution 2023-13.

On MOTION by Mr. Kowalczyk and seconded by Ms. Lolli, with all in favor, Resolution 2023-13, to Designate September 5, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119 as the Date, Time and Place for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Adams presented Resolution 2023-14.

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: First Tuesday of each month

TIME: 1:00 PM

LOCATION: 2639 Professional Circle #101, Naples, Florida 34119

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

- R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2023-15.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Adams stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, the Report will be prepared and submitted when necessary.

T. Waiver of Conflict of Interest

Mr. Urbancic presented the Waiver of Conflict of Interest acknowledging that Coleman, Yovanovich & Koester, PA currently and/or previously represented Stock Development, LLC, and its affiliates and related entities in various matters.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, the Waiver of Conflict of Interest, was approved.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

A. Resolution 2023-16, Designating a Public Depository for Funds of the Caymas Community Development District and Providing an Effective Date

Mr. Adams presented Resolution 2023-16.

On MOTION by Mr. Boylan and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-16, Designating Truist Bank as the Public Depository for Funds of the Caymas Community Development District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Adams presented Resolution 2023-17.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

- A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2023-18 and the proposed Fiscal Years 2023 and 2024 budgets, which are both Landowner-funded, with expenses being funded as they are incurred.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 3, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

- B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements

Mr. Adams presented the Budget Funding Agreements.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, were approved.

- 383 C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing
384 Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in
385 Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date

386 Mr. Adams presented Resolution 2023-19.

387
388 On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor,
389 Resolution 2023-19, Adopting the Alternative Investment Guidelines for
390 Investing Public Funds in Excess of Amounts Needed to Meet Current
391 Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes;
392 Providing for an Effective Date, was adopted.

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394
395 D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain
396 Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing
397 the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without
398 Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and
399 Providing for an Effective Date

400 Mr. Adams presented Resolution 2023-20.

401
402 On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor,
403 Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of
404 Certain Continuing Expenses Without Prior Approval of the Board of
405 Supervisors; Authorizing the Disbursement of Funds for Payment of Certain
406 Non-Continuing Expenses Without Prior Approval of the Board of Supervisors;
407 Providing for a Monetary Threshold; and Providing for an Effective Date, was
408 adopted.

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410
411 E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses;
412 and Providing for Severability and an Effective Date

413 Mr. Adams presented Resolution 2023-21.

414
415 On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor,
416 Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel
417 Expenses; and Providing for Severability and an Effective Date, was adopted.

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420 **F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to**
421 **Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an**
422 **Effective Date**

423 Mr. Adams presented Resolution 2023-22.

424
425 **On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor,**
426 **Resolution 2023-22, Adopting Prompt Payment Policies and Procedures**
427 **Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and**
428 **Providing an Effective Date, was adopted.**

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430
431 **G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section**
432 **218.33, Florida Statutes; Providing an Effective Date**

433 Mr. Adams presented Resolution 2023-23.

434
435 **On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor,**
436 **Resolution 2023-23, Adopting an Internal Controls Policy Consistent with**
437 **Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

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439
440 **H. Consideration of E-Verify Memo with MOU**

441 Mr. Adams presented E-Verify information related to the requirement for all employers
442 to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-
443 Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

444
445 **On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor,**
446 **acknowledging the E-Verify Memo requirements, as set forth in the**
447 **Memorandum of Understanding, and authorizing enrollment and utilization of**
448 **the E-Verify program, was approved.**

449
450
451 **BOND FINANCING ITEMS**

NINTH ORDER OF BUSINESS**Consideration of the Following Bond
Financing Related Items:****A. Bond Financing Team Funding Agreement**

Mr. Adams presented the Bond Financing Team Funding Agreement.

**On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, the
Bond Financing Team Funding Agreement, was approved.**

B. Engagement of Bond Financing Professionals**I. Underwriter/Investment Banker: FMSbonds, Inc.**

Mr. Adams presented the FMSbonds, Inc., Agreement for Underwriter Services and Rule
G-17 Disclosure.

**On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, the
FMSbonds, Inc., Agreement for Underwriter and Rule G-17 Disclosure, was
approved.**

II. Bond Counsel: Nabors, Giblin & Nickerson, P.A

Mr. Adams presented Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement.

**On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the
Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement for Bond Counsel
Services, was approved.**

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

Mr. Adams presented the US Bank Trust Company, N.A. Fee Proposal to serve as
Trustee, Paying Agent and Registrar. The following change was made:

Addressee:: Change "Caymas Rotonda" to "Caymas"

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the US Bank Trust Company, N.A. Fee Proposal to serve as Trustee, Paying Agent and Registrar, as amended, was approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Adams presented Resolution 2023-24.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of September 5, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Ms. Larocque presented the Master Engineer's Report dated August 1, 2023, which describes the CDD's Capital Improvement Plan (CIP). He noted the following:

- The CDD currently consists of approximately 767.68 acres
- 445 single-family dwelling units are planned.
- The total CIP cost estimate, which includes a 15% contingency, is \$43,723,182.88.

Ms. Larocque stated a secondary emergency access point that is part of the project but not part of the CIP will go through the David Torres parcel located just to the south of the CDD's Lido parcel, as indicated on the map. This will be added as an access point for emergency egress only; it will be noted that it is not part of the CIP, and the Report will be recirculated.

Mr. Urbancic noted that some extraneous exhibit references in the Table of Contents were removed in the updated Report.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, the Master Engineer's Report dated August 1, 2023, in substantial form and with the edits noted, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Adams presented the Master Special Assessment Methodology Report dated August 1, 2023. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and Appendix Tables. He noted the following:

- The current Development Plan anticipates 445 single-family residential units.
- The proposed financing plan provides for issuance of bonds in the approximate principal amount of \$60,145,000 to finance approximately \$43,723,182.88 in CIP costs, as reflected in the Engineer's Report.

Discussion ensued regarding possible changes to the lot sizes listed in Table 4.

Mr. Adams stated the lot sizes can be changed from exact measurements to ranges or changed to "100' and over."

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, the Master Special Assessment Methodology Report dated August 1, 2023, in substantial form, was approved.

- F. Resolution 2023-25, Declaring Special Assessments; Indicating The Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the**

551 **Advisability and Propriety of Said Assessments and the Related Improvements;**
552 **Providing for Notice of Said Public Hearing; Providing for Publication of this**
553 **Resolution; Providing for Conflicts, Providing for Severability and Providing an**
554 **Effective Date**

555 Mr. Urbancic presented Resolution 2023-25.

557 **On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor,**
558 **Resolution 2023-25, Declaring Special Assessments; Indicating The Location,**
559 **Nature and Estimated Cost of Those Improvements Which Cost is to be**
560 **Defrayed in Whole or in Part by the Special Assessments; Providing the Portion**
561 **of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part**
562 **by the Special Assessments; Providing the Manner in Which Such Special**
563 **Assessments Shall be Made; Providing When Such Special Assessments Shall be**
564 **Made; Designating Lands Upon Which the Special Assessments Shall be Levied;**
565 **Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll;**
566 **Providing for a Public Hearing to Consider the Advisability and Propriety of Said**
567 **Assessments and the Related Improvements; Providing for Notice of Said**
568 **Public Hearing; Providing for Publication of this Resolution; Providing for**
569 **Conflicts, Providing for Severability and Providing an Effective Date, was**
570 **adopted.**

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573 **G. Resolution 2023-26, Setting a Public Hearing to be Held at Offices of Stock**
574 **Development, 2639 Professional Circle #101, Naples, Florida 34119 for the Purpose of**
575 **Hearing Public Comment on Imposing Special Assessments on Certain Property Within**
576 **the District Generally Described as the Caymas Community Development District in**
577 **Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts,**
578 **Providing for Severability and Providing an Effective Date**

580 **On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor,**
581 **Resolution 2023-26, Setting a Public Hearing to be Held on October 3, 2023 at**
582 **1:00 p.m., at Offices of Stock Development, 2639 Professional Circle #101,**
583 **Naples, Florida 34119 for the Purpose of Hearing Public Comment on Imposing**
584 **Special Assessments on Certain Property Within the District Generally**
585 **Described as the Caymas Community Development District in Accordance with**
586 **Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing**
587 **for Severability and Providing an Effective Date, was adopted.**

H. Resolution 2023-27, Authorizing the Issuance of Not to Exceed \$60,145,000 Caymas Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Mr. Urbancic presented Resolution 2023-27, which accomplishes the following:

- Authorizes issuance of not to exceed \$60,145,000 aggregate principal amount of bonds.
- Appoints US Bank Trust Company, NA, as the Trustee, Registrar and Paying Agent.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-27, Authorizing the Issuance of Not to Exceed \$60,145,000 Caymas Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, in substantial form, was adopted.

CONSTRUCTION RELATED ITEMS

TENTH ORDER OF BUSINESS

**Consideration of the Following
Construction Related Items:**

A. Acquisition Agreement

Mr. Urbancic presented the Acquisition Agreement.

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, the Acquisition Agreement, in substantial form, was approved.

- B. Resolution 2023-28, Authorizing the Acquisition of Certain Potable Water and Wastewater Utility Facilities from the Developer, SD San Marino, LLC, and Authorizing the Conveyance of Such Potable Water and Wastewater Utility Facilities to Collier County; Authorizing the Chairman or the Vice Chairman (in the Chairman's Absence) to Execute Such Conveyance Documents to the Extent Necessary to Evidence the District's Acceptance and Conveyance; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Coleman, Yovanovich & Koester, PA
B. District Engineer (Interim): Atwell, LLC
C. District Manager: Wrathell, Hunt and Associates, LLC

There were no Staff reports.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the meeting adjourned at 10:34 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

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**MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caymas Community Development District held a Regular Meeting on September 5, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present at the meeting were:

Erica Lolli	Chair
Andrew Kowalczyk	Vice Chair
Bryan Boylan	Assistant Secretary
Christopher Johnson	Assistant Secretary
Andrew Raiser	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Keith Gelder	Project Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:02 p.m.

Supervisors Lolli, Kowalczyk, Boylan and Johnson, were present. Supervisor Raiser was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-28, Authorizing the Acquisition of Certain Potable Water and Wastewater Utility Facilities from the Developer, SD San Marino, LLC, and Authorizing the Conveyance of Such Potable Water and Wastewater Utility Facilities to Collier

County; Authorizing the Chairman or the Vice Chairman (in the Chairman's Absence) to Execute Such Conveyance Documents to the Extent Necessary to Evidence the District's Acceptance and Conveyance; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date

Mr. Urbancic presented Resolution 2023-28 and three sets of documents relating to utility transfers for Phases 1A and 1B and the entry road. He noted that the title work is pending and, upon receipt, the title review will be performed. Approval should be in substantial form subject to any changes necessitated by the title review. He stated the costs must be documented at the time of these conveyances so that they can be captured later, pursuant to the Acquisition Agreement approved at the Organizational Meeting.

Mr. Raiser joined the meeting at 1:04 p.m.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-28, Authorizing the Acquisition of Certain Potable Water and Wastewater Utility Facilities from the Developer, SD San Marino, LLC, and Authorizing the Conveyance of Such Potable Water and Wastewater Utility Facilities to Collier County; Authorizing the Chairman or the Vice Chairman (in the Chairman's Absence) to Execute Such Conveyance Documents to the Extent Necessary to Evidence the District's Acceptance and Conveyance; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date, in substantial form, was adopted.

FOURTH ORDER OF BUSINESS

Staff Reports

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

B. District Engineer (Interim): Atwell, LLC

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: October 3, 2023 at 1:00 PM**

- **QUORUM CHECK**

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77 **FIFTH ORDER OF BUSINESS****Board Members' Comments/Requests**

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79 There were no Board Members' comments or requests.

80

81 **SIXTH ORDER OF BUSINESS****Public Comments**

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83 No members of the public spoke.

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85 **SEVENTH ORDER OF BUSINESS****Adjournment**

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88 On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, the
89 meeting adjourned at 1:11 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CAYMAS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

CAYMAS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>2639 Professional Circle #101, Naples, Florida 34119</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2023	Regular Meeting	1:00 PM
November 7, 2023	Regular Meeting	1:00 PM
December 5 2023	Regular Meeting	1:00 PM
January 2, 2024	Regular Meeting	1:00 PM
February 6, 2024	Regular Meeting	1:00 PM
March 5, 2024	Regular Meeting	1:00 PM
April 2, 2024	Regular Meeting	1:00 PM
May 7, 2024	Regular Meeting	1:00 PM
June 4, 2024	Regular Meeting	1:00 PM
July 2, 2024	Regular Meeting	1:00 PM
August 6, 2024	Regular Meeting	1:00 PM
September 3, 2024	Regular Meeting	1:00 PM