

**CYPRESS RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

January 27, 2025

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

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Cypress Reserve 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

January 20, 2025

Board of Supervisors
Cypress Reserve Community Development District

Dear Board Members:

The Board of Supervisors of the Cypress Reserve Community Development District will hold a Public Hearing and Regular Meeting on January 27, 2025 at 11:00 a.m., or as soon thereafter as the matter may be heard, at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisor Suzanne Lupia [Seat 5] *(the following to be provided in separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
5. 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. Engineer's Report for Capital Improvements *(for informational purposes)*
 - D. Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2025-07, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date
6. Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date
 7. Acceptance of Unaudited Financial Statements as of December 31, 2024
 8. Approval of December 9, 2024 Regular Meeting Minutes
 9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: Poulos & Bennet
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 24, 2025 at 11:00 AM
 - QUORUM CHECK
- | | | | | |
|--------|----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | CURT WILKINSON | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | MATTHEW YOUNG | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | MATT CUARTA | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | JAMES DUNN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | SUZANNE LUPIA | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
10. Board Members' Comments/Requests
 11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 528 064 2804

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS
RESERVE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective December 9, 2024:

<u>Matthew Young</u>	is elected Chair
<u>Matt Cuarta</u>	is elected Vice Chair
<u>James Dunn</u>	is elected Assistant Secretary
<u>Curt Wilkinson</u>	is elected Assistant Secretary
<u>Suzanne Lupia</u>	is elected Assistant Secretary
<u>Kristen Thomas</u>	is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 9, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary


Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 9TH DAY OF DECEMBER, 2024.

ATTEST:

**CYPRESS RESERVE COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

5A

The Villages DAILY SUN

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

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01228602** in the matter of

NOTICE OF NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JANUARY 6, 2025
JANUARY 13, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

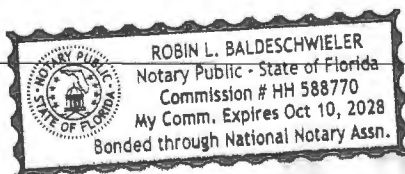
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither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

(Signature Of Affiant)

Sworn to and subscribed before me this 13
day of January 2025.

Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification
Type of Identification Produced



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE CYPRESS RESERVE
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL
PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE CYPRESS RESERVE
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE CYPRESS RESERVE COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (“**Board**”) of the Cypress Reserve Community Development District (“**District**”) will hold public hearings on **January 27, 2025 at 11:00 A.M., at Minneola City Hall, 800 N. US Highway 27, Minneola, Florida 34715**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within the City of Groveland, Florida. The lands to be improved are generally located south of Broad Street, north and east of Montevista Road, and west of County Road 561, and are geographically depicted below and in the *Engineer’s Report for Capital Improvements*, dated November 4, 2024 (“**Engineer’s Report**”). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. 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 office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410, (561) 571-0010 (“**District Manager’s Office**”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to: stormwater management, roadways, water, wastewater and reclaim utilities, landscaping, irrigation, signage and entry features, streetlights and underground electrical lines, recreational amenities, parks, and open space, and other infrastructure (“**Improvements**”), all as more specifically described in the Engineer’s Report on file and available during normal business hours at the District Manager’s Office. According to the Engineer’s Report, the estimated cost of the Improvements is \$42,587,625.

The District intends to impose assessments on benefited lands in the manner set forth in the District’s *Master Special Assessment Methodology Report*, dated December 9, 2024 (“**Assessment Report**”), which is on file and available during normal business hours at the District Manager’s Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District’s assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be 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.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$58,590,000 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

CYPRESS RESERVE
Community Development District
Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment Per Unit	Annual Debt Service Payment Per Unit**
Townhomes	66	\$2,595,002.76	\$3,461,381.47	\$52,445.17	\$1,009.22

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Cypress Reserve Community Development District (the “**District**”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “**Improvements**”) described in the District’s *Engineer’s Report for Capital Improvements*, dated November 4, 2024, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “**Assessments**”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *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 benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated December 9, 2024, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District Records Office**”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved

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

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection

Single-Family 60'	79	\$6,525,062.04	\$8,976,865.58	\$113,631.21	\$10,853.30
TOTAL	673	\$42,587,625.00	\$58,590,000.00	-	-

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

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. These annual assessments will be collected on the Lake County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on **January 27, 2025 at 11:00 A.M., at Minneola City Hall, 800 N. US Highway 27, Minneola, Florida 34715**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT



- at the same location.
3. The total estimated cost of the Improvements is \$42,587,625 (the "Estimated Cost").
 4. The Assessments will defray approximately \$58,590,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
 5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
 6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
 7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
 8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to 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 if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
 9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
 10. 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 therefore, or the amount thereof to be assessed against each property as improved.
 11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Lake County and to provide such other notice as may be required by law or desired in the best interests of the District.
 12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of December, 2024.

ATTEST:

/s/ Daniel Rom
Secretary/Assistant Secretary

CYPRESS RESERVE COMMUNITY
DEVELOPMENT DISTRICT
/s/ Matt Cuarta
Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report for Capital Improvements, dated November 4, 2024
Exhibit B: Master Special Assessment Methodology Report, dated December 9, 2024

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE CYPRESS RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL
PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE CYPRESS RESERVE
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**CYPRESS RESERVE
Community Development District
Assessment Apportionment**

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment Per Unit	Annual Debt Service Payment Per Unit**
Townhomes	66	\$2,515,992.76	\$3,461,381.47	\$52,445.17	\$5,009.22
Single-Family 50'	528	\$33,546,570.19	\$46,151,752.85	\$87,408.62	\$8,348.69
Single-Family 60'	79	\$6,525,062.04	\$8,976,865.58	\$113,631.21	\$10,853.30
TOTAL	673	\$42,587,625.00	\$58,590,000.00	-	-

*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 1% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

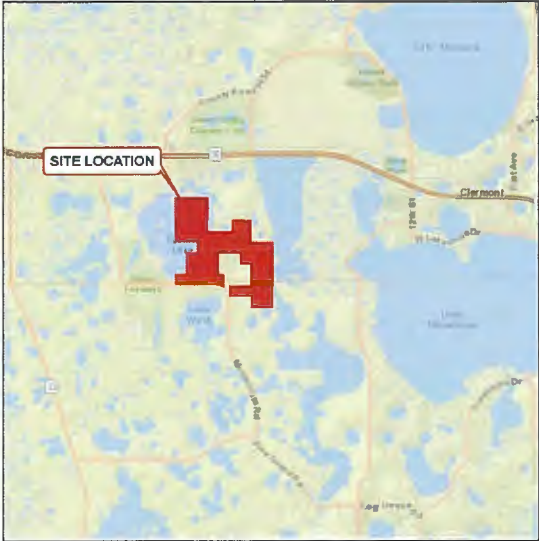
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Lake County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

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If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Cypress Reserve Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report for Capital Improvements, dated November 4, 2024, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *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 benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated December 9, 2024, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved

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

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$42,587,625 (the "Estimated Cost").
- The Assessments will defray approximately \$58,590,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to 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 if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 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 therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Lake County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of December, 2024.

ATTEST: CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT
/s/ Daniel Rom /s/ Matt Cuarta
Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report for Capital Improvements, dated November 4, 2024
Exhibit B: Master Special Assessment Methodology Report, dated December 9, 2024

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

5B


STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

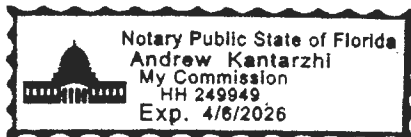
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and in the course of that employment, serve as Financial Analyst for Cypress Reserve Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to Cypress Reserve Community Development District.
4. I do hereby certify that on December 23, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent via United States Mail notifying affected landowner(s) in Cypress Reserve Community Development District of their rights under Chapter 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 23rd day of December 2024, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.

NOTARY PUBLIC





Print Name: Andrew Kantarshi
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/26

EXHIBIT A: Mailed Notice

9589 0710 5270 2050 8414 70

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Street and Apt.	
City, State, Zi	
STRACK FARMS LAND LLC ET AL	
3161 MICHELSON DR, STE 425	
IRVINE, CA 92612	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total P	\$
Sent To	
Street &	
City, St	

**RICHLAND DEVELOPERS-
FLORIDA, INC.
400 N. ASHLEY DRIVE SUITE
1750
TAMPA, FL 33602**

Cypress Reserve 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

Via First Class U.S. Mail and Email

December 23, 2024

Richland Developers - Florida, Inc.
400 N. Ashley Drive Suite 1750
Tampa, FL 33602

Property Appraiser PINs: 28-22-25-0002-000-00100, 01-22-24-5301-007-00000,
01-22-24-4800-009-00000, 01-22-24-4801-019-00000, 01-22-24-4801-023-00000,
01-22-24-4801-046-00000, 01-22-24-4801-059-00001, 01-22-24-5301-006-00001,
28-22-25-0002-000-00100, 01-22-24-5301-008-00000, 01-22-24-5401-001-00000,
27-22-25-0003-000-00200, 27-22-25-0003-000-00300, 28-22-25-0002-000-00600

**RE: Cypress Reserve Community Development District ("District")
Notice of Hearings on Debt Assessments**

Dear Property Owner:

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, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	January 27, 2025
TIME:	11:00 a.m.
LOCATION:	City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715

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 certain benefited lands within the District, 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, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. 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 *Master Special Assessment Methodology Report* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and

the total revenue the District will collect by the Debt Assessments. 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 special meeting of the District will also be held where the Board may consider any other business that may come before it.


The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within the City of Groveland, Lake County, Florida, and consists of approximately 485.48 +/- acres. The site is generally located south of State Route 50, East of Montevista Road, and north of Pine Island Road. All lands within the District are expected to be improved in accordance with the reports identified above. 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 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District 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,


Daniel Rom
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

Cypress Reserve 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

Via First Class U.S. Mail and Email

December 23, 2024

STRACK FARMS LAND LLC ET AL
3161 MICHELSON DR, STE 425
IRVINE, CA 92612

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01-22-24-4800-009-00000, 01-22-24-4801-019-00000, 01-22-24-4801-023-00000,
01-22-24-4801-046-00000, 01-22-24-4801-059-00001, 01-22-24-5301-006-00001,
28-22-25-0002-000-00100, 01-22-24-5301-008-00000, 01-22-24-5401-001-00000,
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Sincerely,


Daniel Rom
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)



2024

Community Development District Engineer's Report for Capital Improvements Cypress Reserve City of Groveland, Florida



Major Stacy, P.E.

Appian Engineering, LLC
2221 Lee Road Suite 27
Winter Park, Florida 32789
Work: (407) 960 5868 ext. 106

November 4, 2024

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Section 1 - Introduction

1.1. Background

The Engineer's Report for Capital Improvements (the "Report") for the Cypress Reserve Community Development District (the "District") has been prepared to assist with the financing and construction of the capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District (the "Capital Improvement Plan") pursuant to requirements of the City of Groveland and Lake County, FL.

Capital Improvements reflected in the Report represent the current Capital Improvement Plan for the District. The majority of the necessary regulatory approvals have not yet been obtained for the Development (hereinafter defined). Various permits necessary to commence and complete the Development are expected to be obtained in the future during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this Report requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below; therefore, this Report may be amended from time to time.

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

1.2. Location and General Description

The overall District is comprised of fourteen parcels of land totaling 485.48 +/- acres located in the City of Groveland, Florida. More specifically, the parcels are located within a portion of Section 1, Township 22 South, Range 24 East, and Sections 27 and 28 of Township 22 South, Range 25 East. More specifically, the District is located south of Broad Street (FL-50), approximately 0.75 miles from said street's intersection with Max Hooks Road. Portions of Sumner Lake are within the boundaries of the District.

Please refer to Exhibit 1 - Location Map. The Development is part of the overall Cypress Reserve project and is zoned as Planned Unit Development, which was most recently amended by City of Groveland and recorded May 10th 2016. Please refer to City of Groveland ordinance 2016-01-04.

Please refer to table in Section 1.4 for a breakdown of development uses by area.

The District Boundary and Legal Description are included as Exhibit 2.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this Report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the public infrastructure improvements will be financed (1) with the proceeds of bonds issued by the District and/or (2) by Richland Developers – Florida Inc (the “Developer”).

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

1.4. Description of Land Use

Based on the current Conceptual Development Plan for the property, the development program currently consists of 673 residential units and multiple supporting recreational amenities. The approved land uses within the District include the following areas outlined in the table below.

Proposed Development	Approximate Acreage
Single-Family Detached Lots	104.82
Townhomes	3.81
Stormwater	69.28
Amenity/Recreational/Open Space	51.38
Roadways	33.43
Conservation/Upland Area	222.76
Total	485.48

Refer to the front footage unit breakdown below for the plan mix utilized in the Assessment Methodology to analyze respective debt assessment allocations:

Product Mix

The table below shows the product types that will be part of the Development:

Product Types

Product Type	Development Plan
FF TH	66
FF 50	528
FF 65	79
TOTAL	673

Section 2 - Government Actions

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

Permitting Agencies & Permits Required

1. City of Groveland
 - a. Preliminary Plat
 - b. Construction Plans (Final Engineering) for Onsite and Offsite Improvements
 - c. Final Plat
2. Lake County, Florida
 - a. Final Engineering Plans for Offsite Improvements
 - b. Right-of-way Utilization Permit
 - c. Driveway Connection Permit
3. St. Johns River Water Management District (SJRWMD)
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite and Offsite Improvements
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
 - a. Conditional Letter of Map Revision
 - b. Letter of Map Revision
6. Florida Fish and Wildlife Conservation Commission (FWC)
7. Lake Apopka Gas

Section 3 - Infrastructure Benefit

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

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, roadways, walls, grading, the sanitary sewer, potable water, and reclaimed water mains, utility improvements, recreational amenities, and perimeter landscape and irrigation improvements within the District boundary. However, some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned by or within the District.

The proposed capital improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the majority of the property is undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District.

Section 4 - Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and sanitary sewer systems. The proposed infrastructure improvements addressed by this Report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, landscaping, retaining walls, undergrounding of electrical distribution lines, pavement markings and signage, as well as potable water main, potable water storage and repump facilities, reclaimed water main and sanitary sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections. Exhibit 3 details the Cost Opinion for the District's Capital Improvement Plan.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District anticipates issuing one or more series of bonds to fund all or a portion of the Capital Improvement Plan.

Section 5 - Description of Capital Improvement Plan

5.1 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet/dry retention stormwater treatment ponds, control structures, swales, inlets, manholes, retaining walls and storm pipes. The proposed ponds and outfall structures will be designed to provide water quality treatment and attenuation in accordance with City of Groveland and the St. Johns River Water Management District regulations. The stormwater management system will be designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Post-Development Basin Maps will provide a graphical representation of the currently proposed stormwater management system during the permitting process.

5.2 Master Infrastructure

5.2.1 Potable Water Distribution System

The District may fund the construction of the water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. Additionally, to support the build-out of the project, a water storage and repump facility may be required. As such the District may fund the design and construction of this facility. The potable water system will be conveyed to, and owned and maintained by, the City of Groveland once it has been certified complete. The water mains within the District will be sized to provide water to residents and recreational amenities of the District and will be required to be designed and constructed based on an approved Master Utility Plan (MUP).

5.2.2 Reclaimed Water Distribution System

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

5.2.3 Wastewater System

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by, the City of Groveland once it has been certified complete by the District. The sewer collection mains, lift stations and force

mains serving the District will be sized to provide wastewater service to the residents and recreational amenities of the District and will be required to be designed and constructed based on an approved MUP.

5.2.4 Road Right of Way (On/Off Site)

It is anticipated that the on-site roadway improvements will be constructed and funded as part of the project and conveyed to the City for ownership, maintenance, and operation. Certain off-site roadway improvements will be constructed and will be conveyed to, owned and maintained by the County once they have been certified complete. The roadway improvements consist of two looped systems with two (2)-lane roads and a minimum of 11-foot pavement sections with curbs. The internal roadways will be public and may be funded by the District. The roadways will serve the various land uses within the Development. Construction of the roadways will consist of an asphaltic concrete surface, sidewalks, and signing and striping. The project will include both on-site and off-site roadways and will provide for off-site roadway improvements at its access point on Max Hooks Road. The improvements will include improvements on Max Hooks Road for the benefit of the Development. The roadways and off-site master public roadway improvements will be designed and constructed in accordance with the applicable Lake County and Florida Department of Transportation (FDOT) standards.

5.2.5 Recreational Amenities, Parks, Landscape & Hardscape

The District will fund parks, landscape and hardscape construction within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, recreational amenities and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain the foregoing improvements.

5.2.6 Undergrounding of Electrical Distribution and Street Lights

Most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with the City of Groveland, SECO or Duke Energy and the Developer. The District will fund the cost to trench the onsite and/or offsite underground installation and light pole installation.

5.3 Professional and Inspection Fees

For the design, permitting and construction of the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultant services may include, but are not limited to, civil engineering, geotechnical engineering, planning, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project

is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the District Capital Improvement Plan.

Section 6 Ownership and Maintenance

Capital Improvements Plan	Funding for Installation	Ownership	Maintenance
Stormwater Ponds	CDD	CDD	HOA/CDD
Potable Water System	CDD	City of Groveland	City of Groveland
Reclaimed Water System	CDD	City of Groveland	City of Groveland
Sanitary Sewer System	CDD	City of Groveland	City of Groveland
On-Site Public Roadway Improvements	CDD	City of Groveland	City of Groveland
Off-Site Public Roadway Improvements	CDD	Lake County	Lake County
Recreational Amenities, Parks and Open Space	CDD	CDD	HOA/CDD
Landscaping, Irrigation, Signage and Entry Features	CDD	CDD	HOA/CDD
Street Lighting and Electrical	CDD	SECO or Duke Energy	SECO or Duke Energy

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

Real property interests for lands within the District needed for construction, operation, walls and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

Section 8 Estimate of Probable Capital Improvements Costs

The Estimate of Probable Capital Improvements Plan Costs is provided in Exhibit 3. Costs associated with construction of the improvements described in this Report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in the Concept Plan and construction cost due to market fluctuation. In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any,

will be the subject of acquisition agreements between the applicable developer and the District.

Section 9 Conclusions and Summary Opinion

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

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

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

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

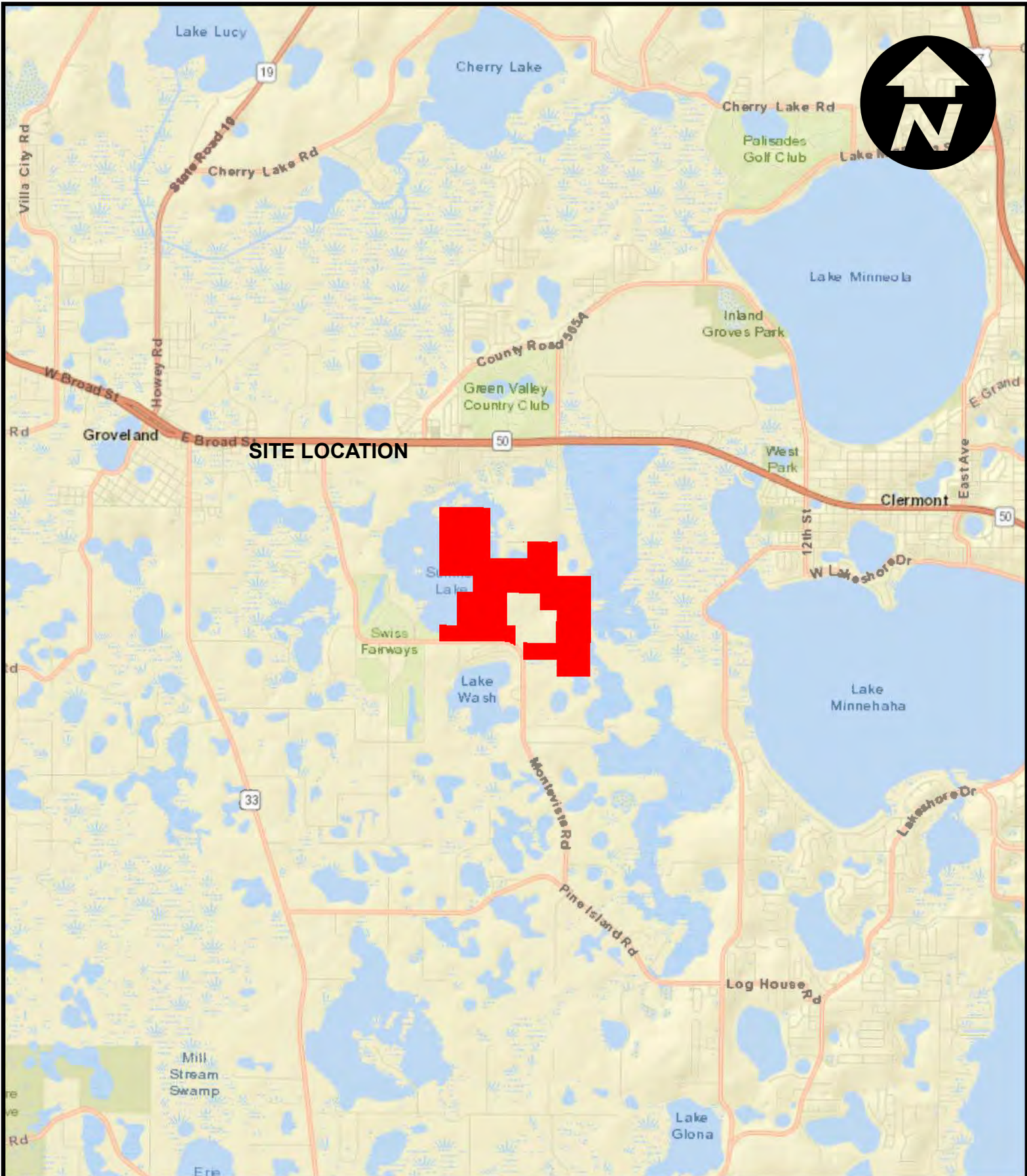
VERY TRULY YOURS,
APPIAN ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read 'M. Stacy'.

MAJOR STACY, P.E.
PRINCIPAL/SR PROJECT MANAGER

EXHIBITS

EXHIBIT 1 - LOCATION MAP



CIVIL ENGINEERING | LAND PLANNING

APPIANFL.COM • 407.960.5868

2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

Location Map

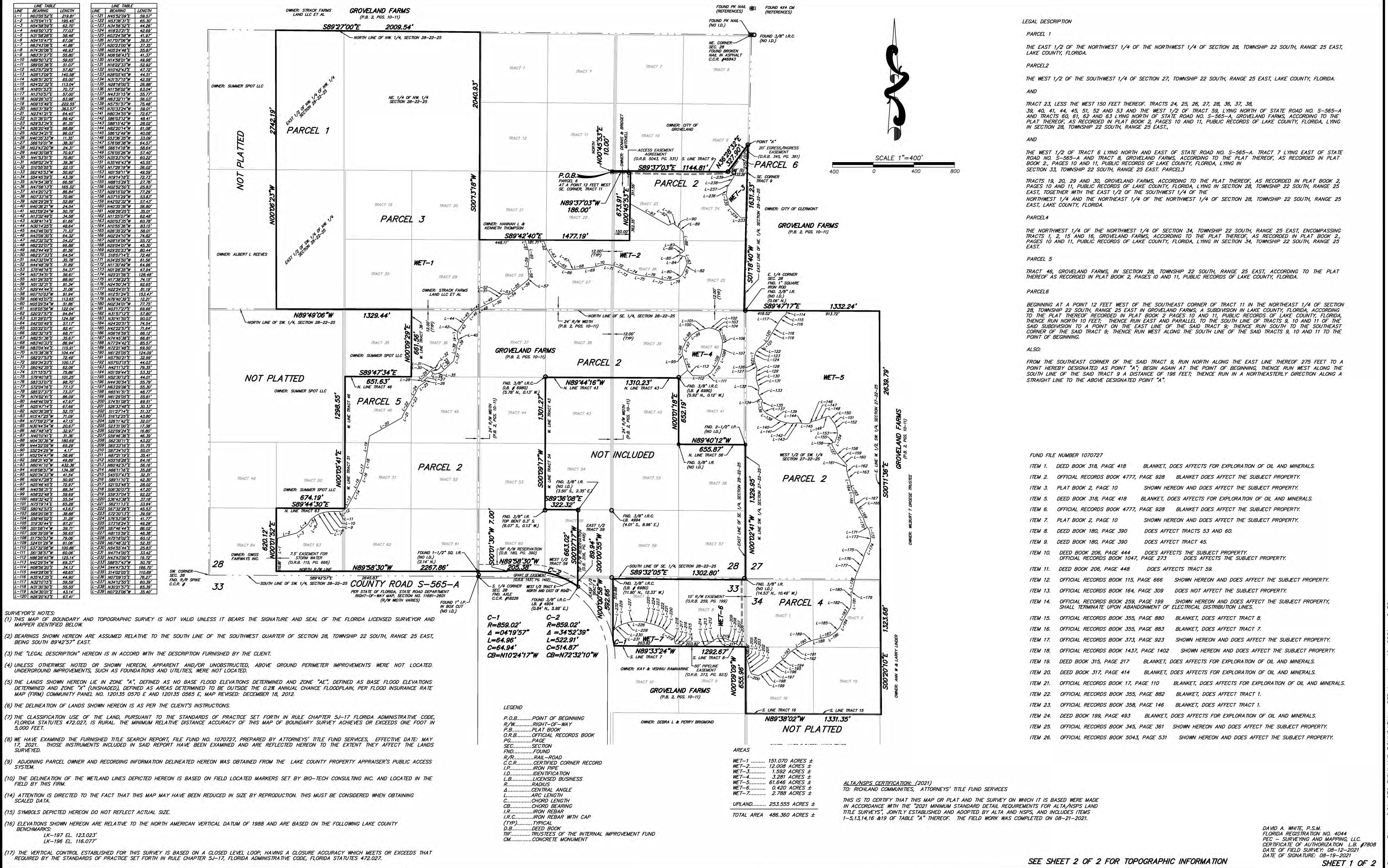
Groveland, Florida

RPG-054

1" = 5,000'

Date: 6/4/2021

EXHIBIT 2 – SURVEY METES AND BOUNDS DESCRIPTION



SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, BEING SOUTH 89°42'57" EAST.

(3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.

(4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTAINED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE NOT LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(5) THE LANDS SHOWN HEREON LIE IN ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "AE", DEFINED AS BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120135 0570 E AND 120135 0565 E, MAP REVISED: DECEMBER 16, 2012.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(7) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS RURAL. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 5,000 FEET.

(8) WE HAVE EXAMINED THE FURNISHED TITLE SEARCH REPORT, FILE FUND NO. 1070727, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, EFFECTIVE DATE: MAY 17, 2021. THOSE INSTRUMENTS INCLUDED IN SAID REPORT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

(9) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

(10) THE DELINEATION OF THE WETLAND LINES DEPICTED HEREON IS BASED ON FIELD LOCATED MARKERS SET BY BIO-TECH CONSULTING INC. AND LOCATED IN THE FIELD BY THIS FIRM.

(11) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

(12) SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.

(13) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING LAKE COUNTY BENCHMARKS:

LK-197 EL. 123.023'
LK-196 EL. 116.077'

(14) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.

EXHIBIT 3 – ESTIMATED COSTS OF CDD CAPITAL IMPROVEMENTS



APPIAN ENGINEERING, LLC

2221 Lee Road Suite 27, Winter Park, FL 32789

Office: (407) 960-5868

Fax: (866) 571-8179



Estimate of Probable Capital Improvement Costs Cypress Reserve CDD

RPG-054 - Cypress Reserve

This PRELIMINARY statement of probable construction cost was prepared based on the Site Development Plan dated 05/31/2024
These prices may vary due to contractor availability and market demands.

Date: November 4, 2024

No.	Description	Mass Grading	Max Hooks Road Offsite	Onsite	Amount
FACILITIES					
1.	Stormwater Ponds (including Excavation, Embankment, Roadway, Sod & Outfall Structures)	\$ 10,753,440	\$ 187,643	\$ 4,166,757	\$ 15,107,839
2.	Roadway System	\$ -	\$ 592,622	\$ 5,711,226	\$ 6,303,848
3.	Potable Water System	\$ -	\$ 288,023	\$ 2,395,077	\$ 2,683,100
4.	Reclaimed Water System	\$ -	\$ 196,088	\$ 2,226,778	\$ 2,422,866
5.	Sanitary Sewer System including Lift Station (Onsite and Offsite)	\$ -	\$ 206,206	\$ 3,778,242	\$ 3,984,447
6.	Recreational Amenities, Parks, and Open Space	\$ -	\$ -	\$ 2,477,000	\$ 2,477,000
7.	Landscaping, Irrigation, Signage and Entry Features	\$ -	\$ -	\$ 48,000	\$ 48,000
8.	Street Lighting and Electrical	\$ -	\$ 750,000	\$ 293,000	\$ 1,043,000
Professional Fees (15%)		\$ 1,613,016	\$ 333,087	\$ 3,164,412	\$ 5,110,515
Contingency (10%)		\$ 1,075,344	\$ 222,058	\$ 2,109,608	\$ 3,407,010
Total Estimated Cost		\$ 13,441,799	\$ 2,775,727	\$ 26,370,100	\$ 42,587,627

It is assumed construction will take place in three (3) phases

Phase 1 completion date 2025
Phase 2 completion date 2027
Phase 3 completion data 2029

CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

December 9, 2024



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 Cypress Reserve Community Development District (the "District"), located entirely within the City of Groveland, Lake County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's CIP described in the Engineer's Report for Capital Improvements developed by Appian Engineering, LLC (the "District Engineer") dated November 4, 2024 (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 CIP.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general 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 CIP 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 CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP 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 CIP 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 CIP. Even though the exact value of the benefits provided by the CIP 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 CIP 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 Cypress Reserve development, a master planned residential development located entirely within the City of Groveland, Lake County, Florida (the "Development"). The land within the District consists of approximately 485.48 +/- acres and is generally located south of State Route 50, East of Montevista Road, and north of Pine Island Road.

2.2 The Development Program

The development of Cypress Reserve is anticipated to be conducted by Richland Developers – Florida, Inc. or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 66 Townhomes, 528 Single-family 50' units, and 79 Single-family 65' units for a total of 673 residential units, although land use types and unit numbers may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in unit types and numbers. Table 1 in the *Appendix* illustrates the development plan for Cypress Reserve. The development of Cypress Reserve is anticipated to be conducted in one or more phases over a multi-year period.

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 Capital Improvement Plan

The CIP needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The CIP will consist of stormwater ponds, roadway system, potable water system, reclaimed water system, sanitary sewer system including lift station (on-site and off-site), recreational amenities, parks, and open space, landscaping, irrigation, signage and entry features, and street lighting and electrical, as well as professional services and contingency. At the time of this writing, the total cost of the CIP is estimated to total approximately \$42,587,625.

The infrastructure improvements that comprise the CIP 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 CIP.

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 costs of the CIP

as described in *Section 3.2*, the District would have to issue approximately \$58,590,000 in par amount of bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. 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 \$58,590,000 to finance approximately \$42,587,625 in CIP 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 funds and incur indebtedness in the total amount of approximately \$58,590,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and paying costs of issuance for each series of Bonds. Preliminary sources and uses of funding for the Bonds are presented along with the financing assumptions 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 CIP 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 that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the development of 66 Townhomes, 528 Single-family 50' units, and 79 Single-family 65' units for a total of 673 residential units, although unit numbers and land use types may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in unit types and numbers.

The infrastructure improvements that comprise the CIP 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.

By allowing for the land in the District to be developable, both the improvements that comprise the CIP 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 CIP 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 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 assessment amount levied for, the improvement or debt on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development 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, 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, smaller and less intensely economically utilized land uses will, on a per unit/square foot basis, use and benefit from the public infrastructure improvements comprising the CIP less than larger units and more intensely economically utilized land uses. For instance, generally and on average smaller units and less intensely economically utilized land uses will, on a per unit/square foot basis, produce fewer vehicular trips, less storm water runoff, and need less water/sewer capacity than larger units and more intensely economically utilized land uses. Additionally, the value of larger units and more intensely economically utilized land uses is likely to appreciate more in terms of dollars than that of the smaller units and less intensely economically utilized land uses as a result of the implementation of the CIP. 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 from the CIP.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Assessment") 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.

Please note that the District may become a recipient of funds related to ad-valorem taxes collected by Lake County assessed based on the increased value of the properties located within the District due to the development of land within the District. Any funds received from Lake County as a result of increased property valuations may be used to lower the Assessment imposed on property owners within the District.

5.3 Assigning Debt

As the land in the District has not yet been platted for its intended final use and the precise location of the various product types by lot

or parcel is unknown, the Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$58,590,000 will be preliminarily levied on approximately 485.48 +/- gross acres at a rate of \$120,684.68 per acre.

As the land is platted, the Assessment will be allocated to each parcel on a first platted-first assigned basis based on the planned use for that parcel as reflected in Table 5 in the *Appendix*. Such allocation of Assessment to parcels which are platted will reduce the amount of Assessment levied on gross acres which were not yet platted within the District.

Further, to the extent that any land which is not yet platted (the "Transferred Property") is sold to a third party not affiliated with the Developer, the Assessment will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs 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 Assessment applicable to the Transferred Property, regardless of the total number of ERUs that are ultimately platted. These total Assessments are fixed to the Transferred Property at the time of the sale. If the Transferred Property subsequently is platted, the total Assessment initially allocated to the Transferred Property will be re-allocated to the parcel/parcels which have been platted pursuant to the methodology as described herein (i.e. equal assessment per 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, improvements undertaken by the District create special and peculiar benefits to the assessable 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.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the assessable 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;

- d. increased marketability and value of the property.

The improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, 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) of the *Appendix*.

The apportionment of the 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 CIP 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 ERUs as set forth in Table 1 in the Appendix ("Development Plan"). At such time as lands are to be platted (or re-platted) 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 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 Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the 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 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 Assessments for all assessed properties within the District, 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 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 Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the 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, District Counsel and the District's Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus 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 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 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 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 Assessment of \$58,590,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

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 CIP. 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

Cypress Reserve

Community Development District

Development Plan

Product Type	Total Number of Units
Townhome	66
Single-family 50'	528
Single-family 65'	79
Total	673

Table 2

Cypress Reserve

Community Development District

Project Costs

Improvement	Total CIP Costs
Stormwater Ponds (including Excavation, Embankment, Roadway, Sod & Outfall Structures)	\$15,107,839
Roadway System	\$6,303,848
Potable Water System	\$2,683,100
Reclaimed Water System	\$2,422,866
Sanitary Sewer System including Lift Station (on-site and off-site)	\$3,984,447
Recreational Amenities, Parks, and Open Space	\$2,477,000
Landscaping, Irrigation, Signage and Entry Features	\$48,000
Street Lighting and Electrical	\$1,043,000
Professional Services (15%)	\$5,110,515
Contingency (10%)	\$3,407,010
Total	\$42,587,625

Table 3

Cypress Reserve

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$58,590,000.00
Total Sources	\$58,590,000.00

Uses

Project Fund Deposits:	
Project Fund	\$42,587,625.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$5,204,399.32
Capitalized Interest Fund	\$9,374,400.00
Delivery Date Expenses:	
Costs of Issuance	\$1,421,800.00
Rounding	\$1,775.68
Total Uses	\$58,590,000.00

Financing Assumptions

Coupon Rate: 8%
Capitalized Interest Period: 24 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$250,000

Table 4

Cypress Reserve

Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Townhome	66	0.60	39.60
Single-family 50'	528	1.00	528.00
Single-family 65'	79	1.30	102.70
Total	673		670.30

Table 5

Cypress Reserve

Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Townhome	66	\$2,515,992.76	\$3,461,381.47	\$52,445.17	\$5,009.22
Single-family 50'	528	\$33,546,570.19	\$46,151,752.95	\$87,408.62	\$8,348.69
Single-family 65'	79	\$6,525,062.04	\$8,976,865.58	\$113,631.21	\$10,853.30
Total	673	\$42,587,625.00	\$58,590,000.00		

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

Exhibit “A”

Bond Assessments in the amount of \$58,590,000 are proposed to be levied over the area as described below designating the boundary of the District:

Exhibit A

LEGAL DESCRIPTION

PARCEL 1

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

TRACT 23, LESS THE WEST 150 FEET THEREOF. TRACTS 24, 25, 26, 27, 28, 36, 37, 38, 39, 40, 41, 44, 45, 51, 52 AND 53 AND THE WEST 1/2 OF TRACT 59, LYING NORTH OF STATE ROAD NO. S-565-A AND TRACTS 60, 61, 62 AND 63 LYING NORTH OF STATE ROAD NO. S-565-A, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST.

AND

THE WEST 1/2 OF TRACT 6 LYING NORTH AND EAST OF STATE ROAD NO. S-565-A. TRACT 7 LYING EAST OF STATE ROAD NO. S-565-A AND TRACT 8, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 25 EAST PARCEL 3

TRACTS 19, 20, 29 AND 30, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, TOGETHER WITH THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL 4

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ENCOMPASSING TRACTS 1, 2, 15 AND 16, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 22 SOUTH, RANGE 25 EAST.

PARCEL 5

TRACT 46, GROVELAND FARMS, IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 6

BEGINNING AT A POINT 12 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 11 IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST IN GROVELAND FARMS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 10 FEET; THENCE RUN EAST AND PARALLEL TO THE SOUTH LINE OF TRACTS 9, 10 AND 11 OF THE SAID SUBDIVISION TO A POINT ON THE EAST LINE OF THE SAID TRACT 9; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF THE SAID TRACT 9; THENCE RUN WEST ALONG THE SOUTH LINE OF THE SAID TRACTS 9, 10 AND 11 TO THE POINT OF BEGINNING.

ALSO:

FROM THE SOUTHEAST CORNER OF THE SAID TRACT 9, RUN NORTH ALONG THE EAST LINE THEREOF 275 FEET TO A POINT HEREBY DESIGNATED AS POINT "A"; BEGIN AGAIN AT THE POINT OF BEGINNING, THENCE RUN WEST ALONG THE SOUTH LINE OF THE SAID TRACT 9 A DISTANCE OF 196 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A STRAIGHT LINE TO THE ABOVE DESIGNATED POINT "A".

AREAS

WET-1	151.070 ACRES ±
WET-2.	12.008 ACRES ±
WET-3.	1.592 ACRES ±
WET-4	3.281 ACRES ±
WET-5.	61.646 ACRES ±
WET-6.....	0.420 ACRES ±
WET-7.....	2.788 ACRES ±

UPLAND..... 253.555 ACRES ±

TOTAL AREA 486.360 ACRES ±

Exhibit “B”

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

Parcel ID	Owner	Address	City State Zip
28-22-25-0002-000-00100	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-5301-007-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4800-009-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4801-019-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4801-023-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4801-046-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4801-059-00001	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-5301-006-00001	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
28-22-25-0002-000-00100	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-5301-008-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-5401-001-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
27-22-25-0003-000-00200	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
27-22-25-0003-000-00300	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
28-22-25-0002-000-00600	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

5C



2024

Community Development District Engineer's Report for Capital Improvements Cypress Reserve City of Groveland, Florida



Major Stacy, P.E.

Appian Engineering, LLC
2221 Lee Road Suite 27
Winter Park, Florida 32789
Work: (407) 960 5868 ext. 106

November 4, 2024

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Section 1 - Introduction

1.1. Background

The Engineer's Report for Capital Improvements (the "Report") for the Cypress Reserve Community Development District (the "District") has been prepared to assist with the financing and construction of the capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District (the "Capital Improvement Plan") pursuant to requirements of the City of Groveland and Lake County, FL.

Capital Improvements reflected in the Report represent the current Capital Improvement Plan for the District. The majority of the necessary regulatory approvals have not yet been obtained for the Development (hereinafter defined). Various permits necessary to commence and complete the Development are expected to be obtained in the future during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this Report requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below; therefore, this Report may be amended from time to time.

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

1.2. Location and General Description

The overall District is comprised of fourteen parcels of land totaling 485.48 +/- acres located in the City of Groveland, Florida. More specifically, the parcels are located within a portion of Section 1, Township 22 South, Range 24 East, and Sections 27 and 28 of Township 22 South, Range 25 East. More specifically, the District is located south of Broad Street (FL-50), approximately 0.75 miles from said street's intersection with Max Hooks Road. Portions of Sumner Lake are within the boundaries of the District.

Please refer to Exhibit 1 - Location Map. The Development is part of the overall Cypress Reserve project and is zoned as Planned Unit Development, which was most recently amended by City of Groveland and recorded May 10th 2016. Please refer to City of Groveland ordinance 2016-01-04.

Please refer to table in Section 1.4 for a breakdown of development uses by area.

The District Boundary and Legal Description are included as Exhibit 2.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this Report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the public infrastructure improvements will be financed (1) with the proceeds of bonds issued by the District and/or (2) by Richland Developers – Florida Inc (the “Developer”).

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

1.4. Description of Land Use

Based on the current Conceptual Development Plan for the property, the development program currently consists of 673 residential units and multiple supporting recreational amenities. The approved land uses within the District include the following areas outlined in the table below.

Proposed Development	Approximate Acreage
Single-Family Detached Lots	104.82
Townhomes	3.81
Stormwater	69.28
Amenity/Recreational/Open Space	51.38
Roadways	33.43
Conservation/Upland Area	222.76
Total	485.48

Refer to the front footage unit breakdown below for the plan mix utilized in the Assessment Methodology to analyze respective debt assessment allocations:

Product Mix

The table below shows the product types that will be part of the Development:

Product Types

Product Type	Development Plan
FF TH	66
FF 50	528
FF 65	79
TOTAL	673

Section 2 - Government Actions

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

Permitting Agencies & Permits Required

1. City of Groveland
 - a. Preliminary Plat
 - b. Construction Plans (Final Engineering) for Onsite and Offsite Improvements
 - c. Final Plat
2. Lake County, Florida
 - a. Final Engineering Plans for Offsite Improvements
 - b. Right-of-way Utilization Permit
 - c. Driveway Connection Permit
3. St. Johns River Water Management District (SJRWMD)
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite and Offsite Improvements
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
 - a. Conditional Letter of Map Revision
 - b. Letter of Map Revision
6. Florida Fish and Wildlife Conservation Commission (FWC)
7. Lake Apopka Gas

Section 3 - Infrastructure Benefit

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

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, roadways, walls, grading, the sanitary sewer, potable water, and reclaimed water mains, utility improvements, recreational amenities, and perimeter landscape and irrigation improvements within the District boundary. However, some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned by or within the District.

The proposed capital improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the majority of the property is undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District.

Section 4 - Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and sanitary sewer systems. The proposed infrastructure improvements addressed by this Report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, landscaping, retaining walls, undergrounding of electrical distribution lines, pavement markings and signage, as well as potable water main, potable water storage and repump facilities, reclaimed water main and sanitary sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections. Exhibit 3 details the Cost Opinion for the District's Capital Improvement Plan.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District anticipates issuing one or more series of bonds to fund all or a portion of the Capital Improvement Plan.

Section 5 - Description of Capital Improvement Plan

5.1 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet/dry retention stormwater treatment ponds, control structures, swales, inlets, manholes, retaining walls and storm pipes. The proposed ponds and outfall structures will be designed to provide water quality treatment and attenuation in accordance with City of Groveland and the St. Johns River Water Management District regulations. The stormwater management system will be designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Post-Development Basin Maps will provide a graphical representation of the currently proposed stormwater management system during the permitting process.

5.2 Master Infrastructure

5.2.1 Potable Water Distribution System

The District may fund the construction of the water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. Additionally, to support the build-out of the project, a water storage and repump facility may be required. As such the District may fund the design and construction of this facility. The potable water system will be conveyed to, and owned and maintained by, the City of Groveland once it has been certified complete. The water mains within the District will be sized to provide water to residents and recreational amenities of the District and will be required to be designed and constructed based on an approved Master Utility Plan (MUP).

5.2.2 Reclaimed Water Distribution System

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

5.2.3 Wastewater System

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by, the City of Groveland once it has been certified complete by the District. The sewer collection mains, lift stations and force

mains serving the District will be sized to provide wastewater service to the residents and recreational amenities of the District and will be required to be designed and constructed based on an approved MUP.

5.2.4 Road Right of Way (On/Off Site)

It is anticipated that the on-site roadway improvements will be constructed and funded as part of the project and conveyed to the City for ownership, maintenance, and operation. Certain off-site roadway improvements will be constructed and will be conveyed to, owned and maintained by the County once they have been certified complete. The roadway improvements consist of two looped systems with two (2)-lane roads and a minimum of 11-foot pavement sections with curbs. The internal roadways will be public and may be funded by the District. The roadways will serve the various land uses within the Development. Construction of the roadways will consist of an asphaltic concrete surface, sidewalks, and signing and striping. The project will include both on-site and off-site roadways and will provide for off-site roadway improvements at its access point on Max Hooks Road. The improvements will include improvements on Max Hooks Road for the benefit of the Development. The roadways and off-site master public roadway improvements will be designed and constructed in accordance with the applicable Lake County and Florida Department of Transportation (FDOT) standards.

5.2.5 Recreational Amenities, Parks, Landscape & Hardscape

The District will fund parks, landscape and hardscape construction within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, recreational amenities and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain the foregoing improvements.

5.2.6 Undergrounding of Electrical Distribution and Street Lights

Most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with the City of Groveland, SECO or Duke Energy and the Developer. The District will fund the cost to trench the onsite and/or offsite underground installation and light pole installation.

5.3 Professional and Inspection Fees

For the design, permitting and construction of the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultant services may include, but are not limited to, civil engineering, geotechnical engineering, planning, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project

is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the District Capital Improvement Plan.

Section 6 Ownership and Maintenance

Capital Improvements Plan	Funding for Installation	Ownership	Maintenance
Stormwater Ponds	CDD	CDD	HOA/CDD
Potable Water System	CDD	City of Groveland	City of Groveland
Reclaimed Water System	CDD	City of Groveland	City of Groveland
Sanitary Sewer System	CDD	City of Groveland	City of Groveland
On-Site Public Roadway Improvements	CDD	City of Groveland	City of Groveland
Off-Site Public Roadway Improvements	CDD	Lake County	Lake County
Recreational Amenities, Parks and Open Space	CDD	CDD	HOA/CDD
Landscaping, Irrigation, Signage and Entry Features	CDD	CDD	HOA/CDD
Street Lighting and Electrical	CDD	SECO or Duke Energy	SECO or Duke Energy

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

Real property interests for lands within the District needed for construction, operation, walls and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

Section 8 Estimate of Probable Capital Improvements Costs

The Estimate of Probable Capital Improvements Plan Costs is provided in Exhibit 3. Costs associated with construction of the improvements described in this Report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in the Concept Plan and construction cost due to market fluctuation. In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any,

will be the subject of acquisition agreements between the applicable developer and the District.

Section 9 Conclusions and Summary Opinion

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

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

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

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

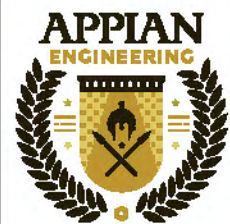
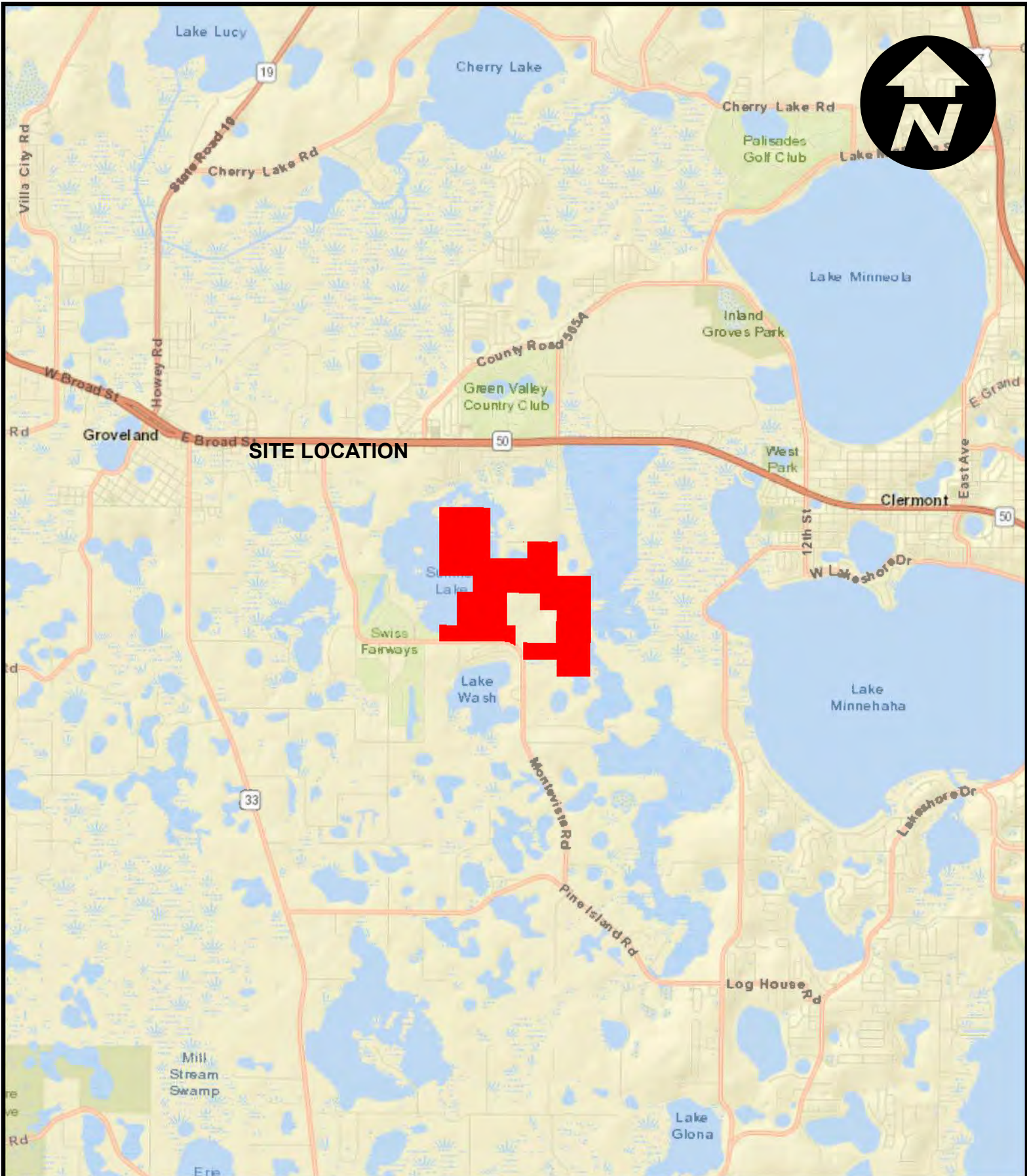
VERY TRULY YOURS,
APPIAN ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read 'M. Stacy', is positioned above the printed name.

MAJOR STACY, P.E.
PRINCIPAL/SR PROJECT MANAGER

EXHIBITS

EXHIBIT 1 - LOCATION MAP



CIVIL ENGINEERING | LAND PLANNING

APPIANFL.COM • 407.960.5868

2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

Location Map

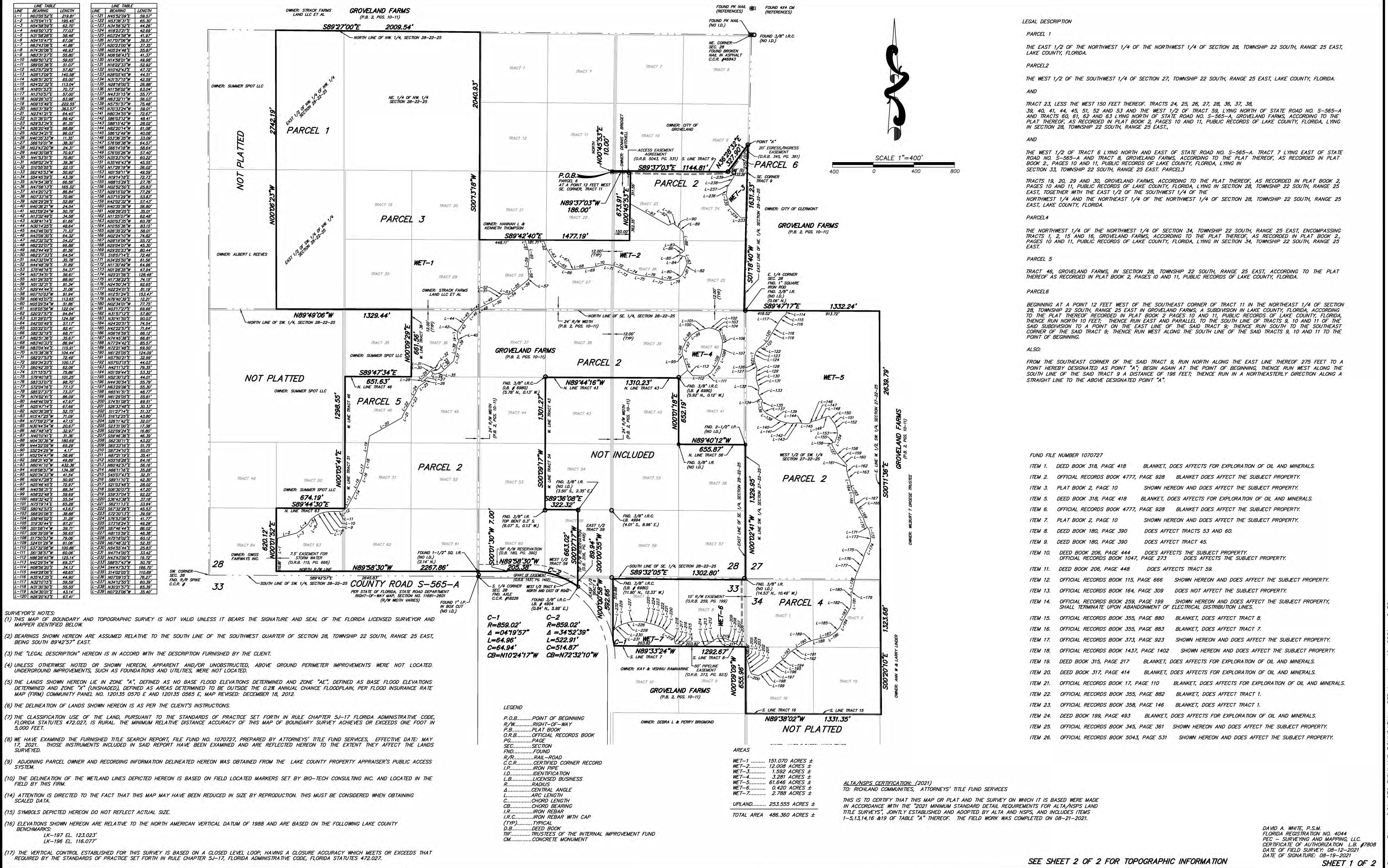
Groveland, Florida

RPG-054

1" = 5,000'

Date: 6/4/2021

EXHIBIT 2 – SURVEY METES AND BOUNDS DESCRIPTION



SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, BEING SOUTH 89°42'57" EAST.

(3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.

(4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTAINED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE NOT LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(5) THE LANDS SHOWN HEREON LIE IN ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "AE", DEFINED AS BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120135 0570 E AND 120135 0565 E, MAP REVISED: DECEMBER 16, 2012.

(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(7) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS RURAL. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 5,000 FEET.

(8) WE HAVE EXAMINED THE FURNISHED TITLE SEARCH REPORT, FILE FUND NO. 1070727, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, EFFECTIVE DATE: MAY 17, 2021. THOSE INSTRUMENTS INCLUDED IN SAID REPORT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

(9) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

(10) THE DELINEATION OF THE WETLAND LINES DEPICTED HEREON IS BASED ON FIELD LOCATED MARKERS SET BY BIO-TECH CONSULTING INC. AND LOCATED IN THE FIELD BY THIS FIRM.

(11) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

(12) SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.

(13) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING LAKE COUNTY BENCHMARKS:

LK-197 EL. 123.023'
LK-196 EL. 116.077'

(14) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.

EXHIBIT 3 – ESTIMATED COSTS OF CDD CAPITAL IMPROVEMENTS



APPIAN ENGINEERING, LLC

2221 Lee Road Suite 27, Winter Park, FL 32789

Office: (407) 960-5868

Fax: (866) 571-8179



Estimate of Probable Capital Improvement Costs Cypress Reserve CDD

RPG-054 - Cypress Reserve

This PRELIMINARY statement of probable construction cost was prepared based on the Site Development Plan dated 05/31/2024
These prices may vary due to contractor availability and market demands.

Date: November 4, 2024

No.	Description	Mass Grading	Max Hooks Road Offsite	Onsite	Amount
FACILITIES					
1.	Stormwater Ponds (including Excavation, Embankment, Roadway, Sod & Outfall Structures)	\$ 10,753,440	\$ 187,643	\$ 4,166,757	\$ 15,107,839
2.	Roadway System	\$ -	\$ 592,622	\$ 5,711,226	\$ 6,303,848
3.	Potable Water System	\$ -	\$ 288,023	\$ 2,395,077	\$ 2,683,100
4.	Reclaimed Water System	\$ -	\$ 196,088	\$ 2,226,778	\$ 2,422,866
5.	Sanitary Sewer System including Lift Station (Onsite and Offsite)	\$ -	\$ 206,206	\$ 3,778,242	\$ 3,984,447
6.	Recreational Amenities, Parks, and Open Space	\$ -	\$ -	\$ 2,477,000	\$ 2,477,000
7.	Landscaping, Irrigation, Signage and Entry Features	\$ -	\$ -	\$ 48,000	\$ 48,000
8.	Street Lighting and Electrical	\$ -	\$ 750,000	\$ 293,000	\$ 1,043,000
Professional Fees (15%)		\$ 1,613,016	\$ 333,087	\$ 3,164,412	\$ 5,110,515
Contingency (10%)		\$ 1,075,344	\$ 222,058	\$ 2,109,608	\$ 3,407,010
Total Estimated Cost		\$ 13,441,799	\$ 2,775,727	\$ 26,370,100	\$ 42,587,627

It is assumed construction will take place in three (3) phases

Phase 1 completion date 2025
Phase 2 completion date 2027
Phase 3 completion data 2029

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

5D

CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

December 9, 2024



Provided by:

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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 Cypress Reserve Community Development District (the "District"), located entirely within the City of Groveland, Lake County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's CIP described in the Engineer's Report for Capital Improvements developed by Appian Engineering, LLC (the "District Engineer") dated November 4, 2024 (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 CIP.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general 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 CIP 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 CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP 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 CIP 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 CIP. Even though the exact value of the benefits provided by the CIP 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 CIP 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 Cypress Reserve development, a master planned residential development located entirely within the City of Groveland, Lake County, Florida (the "Development"). The land within the District consists of approximately 485.48 +/- acres and is generally located south of State Route 50, East of Montevista Road, and north of Pine Island Road.

2.2 The Development Program

The development of Cypress Reserve is anticipated to be conducted by Richland Developers – Florida, Inc. or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 66 Townhomes, 528 Single-family 50' units, and 79 Single-family 65' units for a total of 673 residential units, although land use types and unit numbers may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in unit types and numbers. Table 1 in the *Appendix* illustrates the development plan for Cypress Reserve. The development of Cypress Reserve is anticipated to be conducted in one or more phases over a multi-year period.

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 Capital Improvement Plan

The CIP needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The CIP will consist of stormwater ponds, roadway system, potable water system, reclaimed water system, sanitary sewer system including lift station (on-site and off-site), recreational amenities, parks, and open space, landscaping, irrigation, signage and entry features, and street lighting and electrical, as well as professional services and contingency. At the time of this writing, the total cost of the CIP is estimated to total approximately \$42,587,625.

The infrastructure improvements that comprise the CIP 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 CIP.

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 costs of the CIP

as described in *Section 3.2*, the District would have to issue approximately \$58,590,000 in par amount of bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. 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 \$58,590,000 to finance approximately \$42,587,625 in CIP 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 funds and incur indebtedness in the total amount of approximately \$58,590,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and paying costs of issuance for each series of Bonds. Preliminary sources and uses of funding for the Bonds are presented along with the financing assumptions 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 CIP 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 that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the development of 66 Townhomes, 528 Single-family 50' units, and 79 Single-family 65' units for a total of 673 residential units, although unit numbers and land use types may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in unit types and numbers.

The infrastructure improvements that comprise the CIP 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.

By allowing for the land in the District to be developable, both the improvements that comprise the CIP 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 CIP 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 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 assessment amount levied for, the improvement or debt on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development 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, 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, smaller and less intensely economically utilized land uses will, on a per unit/square foot basis, use and benefit from the public infrastructure improvements comprising the CIP less than larger units and more intensely economically utilized land uses. For instance, generally and on average smaller units and less intensely economically utilized land uses will, on a per unit/square foot basis, produce fewer vehicular trips, less storm water runoff, and need less water/sewer capacity than larger units and more intensely economically utilized land uses. Additionally, the value of larger units and more intensely economically utilized land uses is likely to appreciate more in terms of dollars than that of the smaller units and less intensely economically utilized land uses as a result of the implementation of the CIP. 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 from the CIP.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Assessment") 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.

Please note that the District may become a recipient of funds related to ad-valorem taxes collected by Lake County assessed based on the increased value of the properties located within the District due to the development of land within the District. Any funds received from Lake County as a result of increased property valuations may be used to lower the Assessment imposed on property owners within the District.

5.3 Assigning Debt

As the land in the District has not yet been platted for its intended final use and the precise location of the various product types by lot

or parcel is unknown, the Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$58,590,000 will be preliminarily levied on approximately 485.48 +/- gross acres at a rate of \$120,684.68 per acre.

As the land is platted, the Assessment will be allocated to each parcel on a first platted-first assigned basis based on the planned use for that parcel as reflected in Table 5 in the *Appendix*. Such allocation of Assessment to parcels which are platted will reduce the amount of Assessment levied on gross acres which were not yet platted within the District.

Further, to the extent that any land which is not yet platted (the "Transferred Property") is sold to a third party not affiliated with the Developer, the Assessment will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs 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 Assessment applicable to the Transferred Property, regardless of the total number of ERUs that are ultimately platted. These total Assessments are fixed to the Transferred Property at the time of the sale. If the Transferred Property subsequently is platted, the total Assessment initially allocated to the Transferred Property will be re-allocated to the parcel/parcels which have been platted pursuant to the methodology as described herein (i.e. equal assessment per 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, improvements undertaken by the District create special and peculiar benefits to the assessable 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.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the assessable 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;

- d. increased marketability and value of the property.

The improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, 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) of the *Appendix*.

The apportionment of the 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 CIP 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 ERUs as set forth in Table 1 in the Appendix ("Development Plan"). At such time as lands are to be platted (or re-platted) 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 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 Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the 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 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 Assessments for all assessed properties within the District, 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 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 Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the 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, District Counsel and the District's Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus 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 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 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 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 Assessment of \$58,590,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

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 CIP. 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

Cypress Reserve

Community Development District

Development Plan

Product Type	Total Number of Units
Townhome	66
Single-family 50'	528
Single-family 65'	79
Total	673

Table 2

Cypress Reserve

Community Development District

Project Costs

Improvement	Total CIP Costs
Stormwater Ponds (including Excavation, Embankment, Roadway, Sod & Outfall Structures)	\$15,107,839
Roadway System	\$6,303,848
Potable Water System	\$2,683,100
Reclaimed Water System	\$2,422,866
Sanitary Sewer System including Lift Station (on-site and off-site)	\$3,984,447
Recreational Amenities, Parks, and Open Space	\$2,477,000
Landscaping, Irrigation, Signage and Entry Features	\$48,000
Street Lighting and Electrical	\$1,043,000
Professional Services (15%)	\$5,110,515
Contingency (10%)	\$3,407,010
Total	\$42,587,625

Table 3

Cypress Reserve

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$58,590,000.00
Total Sources	\$58,590,000.00

Uses

Project Fund Deposits:	
Project Fund	\$42,587,625.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$5,204,399.32
Capitalized Interest Fund	\$9,374,400.00
Delivery Date Expenses:	
Costs of Issuance	\$1,421,800.00
Rounding	\$1,775.68
Total Uses	\$58,590,000.00

Financing Assumptions

Coupon Rate: 8%
 Capitalized Interest Period: 24 months
 Term: 30 Years
 Underwriter's Discount: 2%
 Cost of Issuance: \$250,000

Table 4

Cypress Reserve

Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Townhome	66	0.60	39.60
Single-family 50'	528	1.00	528.00
Single-family 65'	79	1.30	102.70
Total	673		670.30

Table 5

Cypress Reserve

Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Townhome	66	\$2,515,992.76	\$3,461,381.47	\$52,445.17	\$5,009.22
Single-family 50'	528	\$33,546,570.19	\$46,151,752.95	\$87,408.62	\$8,348.69
Single-family 65'	79	\$6,525,062.04	\$8,976,865.58	\$113,631.21	\$10,853.30
Total	673	\$42,587,625.00	\$58,590,000.00		

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

Exhibit “A”

Bond Assessments in the amount of \$58,590,000 are proposed to be levied over the area as described below designating the boundary of the District:

Exhibit A**LEGAL DESCRIPTION****PARCEL 1**

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL2

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

TRACT 23, LESS THE WEST 150 FEET THEREOF. TRACTS 24, 25, 26, 27, 28, 36, 37, 38, 39, 40, 41, 44, 45, 51, 52 AND 53 AND THE WEST 1/2 OF TRACT 59, LYING NORTH OF STATE ROAD NO. S-565-A AND TRACTS 60, 61, 62 AND 63 LYING NORTH OF STATE ROAD NO. S-565-A, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST.

AND

THE WEST 1/2 OF TRACT 6 LYING NORTH AND EAST OF STATE ROAD NO. S-565-A. TRACT 7 LYING EAST OF STATE ROAD NO. S-565-A AND TRACT 8, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 25 EAST PARCEL3

TRACTS 19, 20, 29 AND 30, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, TOGETHER WITH THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL4

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ENCOMPASSING TRACTS 1, 2, 15 AND 16, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 22 SOUTH, RANGE 25 EAST.

PARCEL 5

TRACT 46, GROVELAND FARMS, IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL6

BEGINNING AT A POINT 12 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 11 IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST IN GROVELAND FARMS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 10 FEET; THENCE RUN EAST AND PARALLEL TO THE SOUTH LINE OF TRACTS 9, 10 AND 11 OF THE SAID SUBDIVISION TO A POINT ON THE EAST LINE OF THE SAID TRACT 9; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF THE SAID TRACT 9; THENCE RUN WEST ALONG THE SOUTH LINE OF THE SAID TRACTS 9, 10 AND 11 TO THE POINT OF BEGINNING.

ALSO:

FROM THE SOUTHEAST CORNER OF THE SAID TRACT 9, RUN NORTH ALONG THE EAST LINE THEREOF 275 FEET TO A POINT HEREBY DESIGNATED AS POINT "A"; BEGIN AGAIN AT THE POINT OF BEGINNING, THENCE RUN WEST ALONG THE SOUTH LINE OF THE SAID TRACT 9 A DISTANCE OF 196 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A STRAIGHT LINE TO THE ABOVE DESIGNATED POINT "A".

AREAS

WET-1	151.070 ACRES ±
WET-2.....	12.008 ACRES ±
WET-3.....	1.592 ACRES ±
WET-4	3.281 ACRES ±
WET-5.....	61.646 ACRES ±
WET-6.....	0.420 ACRES ±
WET-7.....	2.788 ACRES ±

UPLAND.....	253.555 ACRES ±
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TOTAL AREA	486.360 ACRES ±
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Exhibit “B”

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

Parcel ID	Owner	Address	City State Zip
28-22-25-0002-000-00100	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-5301-007-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4800-009-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4801-019-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4801-023-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4801-046-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-4801-059-00001	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-5301-006-00001	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
28-22-25-0002-000-00100	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-5301-008-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
01-22-24-5401-001-00000	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
27-22-25-0003-000-00200	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
27-22-25-0003-000-00300	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612
28-22-25-0002-000-00600	STRACK FARMS LAND LLC ET AL	3161 MICHELSON DR STE 425	IRVINE, CA 92612

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

5 E

RESOLUTION 2025-07

A RESOLUTION OF THE CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Cypress Reserve Community Development District (the "District") previously indicated its intention to construct or acquire certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the "Board") 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.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain public infrastructure improvements, generally consisting of: stormwater management, roadways, water, wastewater and reclaim utilities, landscaping, irrigation, signage and entry features, streetlights and underground electrical lines, recreational amenities, parks, and open space,, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (the "Project"), the nature and location of which was initially described in Resolution 2025-03 and is shown in the *Engineer's Report for Capital Improvements*, dated November 4, 2024 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds").

(g) By Resolution 2025-03, the Board determined to provide the Project and to defray the costs thereof by levying Special Assessments on benefited property and expressed an intention to issue Bonds, notes, or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2025-03 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.

(h) As directed by Resolution 2025-03 said Resolution 2025-03 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 Board.

(i) As directed by Resolution 2025-03, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-04 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (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 provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On January 27, 2025, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. 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.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report*, dated December 9, 2024 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2025-03, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved 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.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or 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. Prior to the issuance of any bonds, including refunding bonds, 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 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. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both 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 the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular

series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special 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 financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, 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. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts 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. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or, one time, a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special 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 special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Lake County 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*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified in the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted or subject to site plan approval, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted or subject to site plan approval, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of 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, approval and calculation of the percentage of acres, amounts of debt allocated to each acre, and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution, including the collection of a true-up payment contemplated by the Assessment Report. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology report which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable as set forth in the Assessment Report, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the landowner intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres or ERUs is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special 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 events 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 Special Assessments collected in excess of the District's total debt service obligation for the Project, the

Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution 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.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Lake County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be 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.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 27th DAY OF JANUARY, 2025.

**CYPRESS RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report for Capital Improvements*, dated November 4, 2024

Exhibit B: *Master Special Assessment Methodology Report*, dated December 9, 2024

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-06

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CYPRESS RESERVE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Cypress Reserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Groveland, Lake County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**CYPRESS RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**CYPRESS RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2024**

**CYPRESS RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 5,095	\$ 5,095
Undeposited funds	2,159	2,159
Due from Landowner	1,567	1,567
Due from other governments	238	238
Total assets	<u>\$ 9,059</u>	<u>\$ 9,059</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 2,708	\$ 2,708
Landowner advance	6,000	6,000
Total liabilities	<u>8,708</u>	<u>8,708</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	1,568	1,568
Total deferred inflows of resources	<u>1,568</u>	<u>1,568</u>
Fund balances:		
Unassigned	(1,217)	(1,217)
Total fund balances	<u>(1,217)</u>	<u>(1,217)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 9,059</u>	<u>\$ 9,059</u>

**CYPRESS RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 2,160	\$ 10,191	\$ 82,240	12%
Total revenues	<u>2,160</u>	<u>10,191</u>	<u>82,240</u>	12%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	1,000	3,000	48,000	6%
Legal	-	-	15,000	0%
Engineering	-	-	1,000	0%
Audit	-	-	4,700	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Telephone	17	50	200	25%
Postage	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	-	567	3,500	16%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	5,500	95%
Contingencies/bank charges	79	238	750	32%
Meeting room rental	-	25	-	N/A
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>1,138</u>	<u>9,430</u>	<u>82,240</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	1,022	761	-	
Fund balances - beginning	(2,239)	(1,978)	-	
Fund balances - ending	<u>\$ (1,217)</u>	<u>\$ (1,217)</u>	<u>\$ -</u>	

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Cypress Reserve Community Development District held a Regular Meeting on December 9, 2024 at 1:00 p.m., or as soon thereafter as the matter could be heard, at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present were:

Matthew Young	Chair
Matt Cuarta	Vice Chair
James Dunn	Assistant Secretary
Curt Wilkinson (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Kyle Magee (via telephone)	District Counsel
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:17 p.m. The Oath of Office was administered to Mr. Cuarta and Mr. Dunn before the meeting to establish a quorum for today's meeting.

Supervisors Young, Cuarta and Dunn were present. Supervisor Wilkinson attended via telephone. Supervisor-Elect Lupia was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [Matt Cuarta - Seat 3, James Dunn - Seat 4, Suzanne Lupia - Seat 5] (the following to be provided in separate package)

This item was addressed during the First Order of Business. Supervisors Cuarta and Dunn are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- Sample Form 1 2023/Instructions

B. Membership, Obligations and Responsibilities**C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2025-01, 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. Rom presented Resolution 2025-01. The following results of the Landowners' Election will be inserted into Sections 1 and 2:

Seat 3	Matt Cuarta	460 Votes	4-Year Term
Seat 4	James Dunn	460 Votes	4-Year Term
Seat 5	Sue Lupia	450 Votes	2-Year Term

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, Resolution 2025-01, 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 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2025-02. Mr. Dunn nominated the following:

Matthew Young	Chair
Matt Cuarta	Vice Chair
James Dunn	Assistant Secretary
Curt Wilkinson	Assistant Secretary
Suzanne Lupia	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

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

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Financing Items

A. Presentation of Engineer's Report for Capital Improvements

Mr. Rom presented the Engineer's Report for Capital Improvements dated November 4, 2024. He noted the following:

- The CDD consists of approximately 485.48 acres, with 673 residential units anticipated.
- The CDD's public infrastructure will include stormwater ponds, potable water system, reclaim water system, sanitary sewer system, on-site and off-site public roadway improvements, recreational amenities, parks and open space, landscaping, irrigation, signage and entry features, street lighting and electrical utilities.
- The anticipated total Capital Improvement Plan (CIP) costs described in Exhibit 3 include Professional Fees and Contingency, Mass Grading costs of approximately \$13.4 million, Max Hooks Road Offsite costs of approximately \$2.77 million and Onsite costs of approximately \$26.37 million, for a total of approximately \$42.587 million.

On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, the Engineer's Report for Capital Improvements dated November 4, 2024, in substantial form, was approved.

B. Presentation of Master Special Assessment Methodology Report

Mr. Rom presented the Master Special Assessment Methodology Report dated December 9, 2024. He reviewed the pertinent information and discussed the Development

Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The CDD consists of approximately 485.48 acres.
- The development is anticipated to be conducted by Richland Developers – Florida, Inc., or an affiliated entity.
- The current Development Plan envisions a total of 66 townhomes, 528 single-family 50' units and 79 single-family 65' units, for a total of 673 residential units.
- The CIP will consist of stormwater ponds, roadway system, potable water system, reclaimed water system, sanitary sewer system including lift station (on-site and off-site), recreational amenities, parks, and open space, landscaping, irrigation, signage and entry features, and street lighting and electrical, as well as professional services and contingency.
- The total CIP costs are estimated at \$42,587,625.

Discussion ensued regarding development, conveyances and permitting.

The following changes will be made:

Section 3.2: Add "hardscape"

Add verbiage related to phasing of construction, as necessary.

- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$58,590,000 to finance approximately \$42,587,625 in CIP costs.
- No bond assessments are allocated to any private amenities or governmental property.

On MOTION by Mr. Cuarta and seconded by Mr. Dunn, with all in favor, the Master Special Assessment Methodology Report dated December 9, 2024, in substantial form, was approved.

- C. **Resolution 2025-03, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments**

146 Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment
147 Roll; Providing for Publication of this Resolution

148 Mr. Magee presented Resolution 2025-03 and read the title.

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150 On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor,
151 Resolution 2025-03, Declaring Special Assessments; Indicating the Location,
152 Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost
153 is to be Defrayed by the Special Assessments; Providing the Portion of the
154 Estimated Cost of the Improvements to be Defrayed by the Special
155 Assessments; Providing the Manner in Which Such Special Assessments Shall
156 Be Made; Providing When Such Special Assessments Shall be Paid; Designating
157 Lands Upon Which the Special Assessments Shall be Levied; Providing for an
158 Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for
159 Publication of this Resolution, was adopted.

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162 D. Resolution 2025-04, Setting a Public Hearing for the Purpose of Hearing Public
163 Comment on Imposing Special Assessments on Certain Property Within the District
164 Generally Described as the Cypress Reserve Community Development District in
165 Accordance with Chapter 170, 190, and 197, Florida Statutes

166 Mr. Rom presented Resolution 2025-04.

167
168 On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor,
169 Resolution 2025-04, Setting a Public Hearing on February 24, 2025 at 11:00
170 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida
171 34715, for the Purpose of Hearing Public Comment on Imposing Special
172 Assessments on Certain Property Within the District Generally Described as the
173 Cypress Reserve Community Development District in Accordance with Chapter
174 170, 190, and 197, Florida Statutes, was adopted.

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177 E. Resolution 2025-05, Authorizing the Issuance of Not to Exceed \$58,590,000 Cypress
178 Reserve Community Development District Capital Improvement Revenue Bonds, in
179 One or More Series; Approving the Form of a Master Trust Indenture; Appointing a
180 Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program;
181 Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and
182 Providing an Effective Date

Ms. Wilhelm presented Resolution 2025-05, known as the Bond Validation Resolution, which accomplishes the following:

- Approves the form of the Master Trust Indenture.
- Appoints U.S. Bank as the Trustee, Registrar and Paying Agent.
- Approves the bond in the not-to-exceed amount of \$58,590,000.
- Approves the Capital Improvement program.
- Allows District Counsel to file the bond validation complaint.

On MOTION by Mr. Cuarta and seconded by Mr. Dunn, with all in favor, Resolution 2025-05, Authorizing the Issuance of Not to Exceed \$58,590,000 Cypress Reserve 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, was adopted.

F. Engagement of Bond Financing Professionals

Mr. Rom presented the following:

- I. Underwriter Investment Banker: FMSbonds, Inc.
- II. Bond Counsel: Nabors Giblin & Nickerson P.A.
- III. Trustee, Paying Agent and Registrar: US Bank Corporate Trust N.A.

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and Rule G-17 Disclosure, Nabors Giblin & Nickerson, P.A. Bond Counsel Agreement, and US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of October 31, 2024

On MOTION by Mr. Cuerta and seconded by Mr. Dunn, with all in favor, the
Unaudited Financial Statements as of October 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

- A. July 22, 2024 Public Hearing and Regular Meeting
- B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the July
22, 2024 Public Hearing and Regular Meeting Minutes and November 5, 2024
Landowners' Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
 - B. District Engineer: Poulos & Bennett
- There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: January 27, 2025 at 11:00 AM
 - QUORUM CHECK

The next meeting will be on January 27, 2025, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Young and seconded by Mr. Cuerta, with all in favor, the
meeting adjourned at 1:57 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

CYPRESS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

CYPRESS RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2024 CANCELED	Regular Meeting	11:00 AM
November 5, 2024	Landowners' Meeting	9:00 AM
November 25, 2024 <i>rescheduled to December 9, 2024</i>	Regular Meeting	11:00 AM
December 9, 2024	Regular Meeting	1:00 PM
December 23, 2024 CANCELED	Regular Meeting	11:00 AM
January 27, 2025	Regular Meeting	11:00 AM
February 24, 2025	Regular Meeting	11:00 AM
March 24, 2025	Regular Meeting	11:00 AM
April 28, 2025	Regular Meeting	11:00 AM
May 26, 2025	Regular Meeting	11:00 AM
June 23, 2025	Regular Meeting	11:00 AM
July 28, 2025	Regular Meeting	11:00 AM
August 25, 2025	Regular Meeting	11:00 AM
September 22, 2025	Regular Meeting	11:00 AM