CUTLER CAY
COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 9, 2026
6:00 P.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.cutlercaycdd.org
786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
Cutler Cay Community Clubhouse
7755 SW 192nd Street
Cutler Bay, FL 33157
REGULAR BOARD MEETING
November 9, 2026
6:00 p.m.

A. Call to Order

B. Proof of Publication……Page 1

C. Establish Quorum

D. Additions or Deletions to Agenda

E. Comments from the Public

F. Approval of Minutes

1. July 13, 2026 Regular Board Meeting & PH Minutes……..Page 3

G. New Business

1. Accept and Receive the District Engineer 2026 Annual Engineers Report…….Page 8
2. Consider Adoption of Resolution No. 2026-04 – Adopting a Fiscal 2025/2026 Revised Final Budget……...Page 23
3. Consider Adoption of Resolution No. 2026-05 – Adopting an Annual Report of Goals, Objectives & Performance Measures for Fiscal Year 2025/2026……Page 29
4. Consider Adoption of Resolution No. 2026-06 – Adopting Goals, Objectives & Performance Measures for Fiscal Year 2026/2027…….Page 32
5. Discussion Regarding Signage for the Southern Entrance……Page 36

H. Ratification & Approvals

1. Felix Clean Stop Sign Proposal……Page 53

I. Old Business

J. ENGINEER REPORT/UPDATES

a. Phase II Storm Drainage Project……..Page 54
b. Landshore Enterprises - Shoreline Restoration (Three Areas)…….Page 61
c. Landshore Enterprises - Shoreflex Repair at 19049 SW 80th Ct…….Page 66
d. Headley Sidewalk Slab Replacement and Installation of Root Barrier……Page 71
e. Raptor "Tract C" Pipe Cleaning & CCTV……Page 76
f. Discussion Regarding Flooding Reported Along SW 188 Terrace (near 7454 SW 188th Terrace) During the Nov. 1, 2026 Weather Event

K. MANAGEMENT REPORT/UPDATES

a. Traffic Enforcement Services

L. Administrative Matters

1. Financial Update……Page 81
2. Recognition of Supervisor Aileen Milian, Seat No. 5, for Her Service to the District (Term Expiring November 2026)
3. Introduction of Mr. Joseph C. Miller Jr. Incoming Supervisor for Seat No. 5 (to Be Sworn In and Seated at the next Regular Meeting)…….Page 86
4. Reminder of Annual Four [4] Hours of Ethics Training

M. Board Member and/or Staff Comments/Requests

1. ATTORNEY

N. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57872	IPL0382758	Legal Ad - IPL0382758		1.0	79.0L

ATTENTION: Cutler Cay Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cutler Cay Community Development District will hold Regular Meetings in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157, at 6:00 p.m. for the following dates:

November 9, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2027
September 13, 2027

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
www.cutlercaycdd.org
PUBLISH: MIAMI HERALD
10/26/26
IPL0382758
Oct 26 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in MIami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

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

1.0 insertion(s) published on:
10/26/26 Print

Print Tearsheet Link

Marketplace Link

Russ Davis

DIGITALLY SIGNED

Russ Davis

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 26, 2026, 11:16 AM EDT

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
REGULAR MEETING SCHEDULE

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CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
www.cutlercaycdd.org
PUBLISH: MIAMI HERALD
10/26/26
IPL0382758
Oct 26 2026

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 13, 2026

A. CALL TO ORDER

Mrs. Perez called to order July 13, 2026, Regular Board Meeting of the Cutler Cay Community Development District (the "District") at 6:00 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 31, 2025, as part of the District's Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chairman Omar Fonte, Vice Chairperson Dr. Alexandra Penn Williams and Supervisors Leo Corradini (via phone) and Albert Collazo were present.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc. and; District Counsel Liza Smoker of Billing Cochran, P.A.

Also present were members of the public and Association Board Members Allison Beyerlein, Barbara Gomez and Kathy Crump.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

Mrs. Perez indicated that if the Board would like to discuss the consideration of using the Association's Owl, as recommended by Barbara Gomez via an email communication, a member of the Association Board and Public, that the Board could do so under agenda item G.1, while discussing the consideration of the Fiscal Year 2026/2027 Meeting Schedule.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public at this time.

F. APPROVAL OF MINUTES

1. May 11, 2026, Regular Board Meeting

Mrs. Perez presented the minutes of the May 11, 2026, Regular Board Meeting.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo and passed unanimously approving the minutes of the May 11, 2026, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mrs. Perez presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157, at 6:00 p.m. on the following dates:

November 9, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2027
September 13, 2027

The Board considered using the Owl for meetings and it was determined that due to the acoustics in the meeting room, it would make this option difficult to comply with ADA requirements. This item was TABLED.

A request was made by the Board to have the meeting tables set up as done during this meeting at the far end of the meeting space and to have the readily available wall panels set up for future District meetings. Members of the Association agreed to look into the purchasing of a rug to assist with reducing the echo.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo and unanimously passed adopting Resolution No. 2026-02, approving the Regular Meeting Schedule for Fiscal Year 2026/2027 by holding meetings in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157, at the time and on the dates as specified, unless otherwise authorized and further authorizing the advertisement of same, as required by law.

H. RATIFICATIONS AND APPROVALS (Action to be taken collectively.)

1. Felix Clean Southern Entry Features Resurfacing of Waterfall Ponds

The original quote for the Southern Entry Features Resurfacing of Waterfall Ponds was $10,000 and pursuant to the Chairman's recommended negotiations, Mr. Delgado agreed to give the District a cost reduction and the price of $7,200 for the necessary resurfacing of the waterfall ponds, taking advantage that the ponds were empty.

Felix Clean provided a 1-year warranty. He explained that due to several factors such as location, traffic, weather, and other natural occurrences, it would be difficult to offer a longer warranty. This work was completed the first week of July and the waterfalls are currently fully operational.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Corradini and passed unanimously ratifying and approving agenda item H.1, as presented.

I. OLD BUSINESS

1. Engineer Updates

Mrs. Perez advised that Mr. Alvarez would conduct the transfer of the documents during this week and therefore the Engineering agenda items have been deferred to the next scheduled meeting, granting the new District Engineer time to review the materials and to be prepared to update the Board and provide recommendations. At this time, the Collier's team is working on the District's Annual Report to be presented at an upcoming meeting for Board consideration.

Mrs. Perez added that the initial site meeting with the Collier's team member Mr. Dronix Suarez, Assistant Project Manager and Site Civil Engineer, was conducted and he was briefed on the District infrastructure and processes.

2. Management Report/Updates

a. Traffic Enforcement Services

May 2026 - Traffic Enforcement Services: 14 Traffic Stops were conducted and 12 Citations were issued.
June 2026 – No Traffic Enforcement Services were rendered.

b. Felix Clean Southern Water Feature and Wall Repairs and Paint

This work has been completed.

c. Felix Clean Main Entrance Pressure Cleaning and Precast Stone Repairs

This work was completed during the last week of May.

J. PUBLIC HEARING

Mrs. Perez then recessed the Regular Board Meeting and opened the Public Hearing.

1. Proof of Publication

Proof of Publication was provided which noted that the Notice of Public Hearing had been published in the *Miami Herald* on June 23, 2026, and June 30, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2026/2027 final budget and non-ad valorem special assessments.

There being no comments from the public, the public comment portion of the hearing was closed.

3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget

Mrs. Perez presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03
A RESOLUTION OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo and unanimously passed adopting Resolution No. 2026-03, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the Fiscal Year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further Final Budget and assessments business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

K. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement noting that available funds as of June 30, 2026 were $1,613,155.78.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Fonte and passed unanimously ratifying and approving the financials, as presented.

2. Qualified Elector (Registered Voter) Certification

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 1,144 registered voters who reside in the District as of April 29, 2026, and presented the same.

3. Miami -Dade County Supervisor of Elections' 2026 Qualified Candidate Website

Pursuant to the Miami-Dade County Supervisor of Elections' 2026 Election Qualified Candidate website, the following are the results:

Office: Cutler Cay CDD Seat 1
Leo D. Corradini (NOP) – status (Active-***Unopposed***)
Owen Taylor (NOP) – status (Active-*Did not qualify*)

Office: Cutler Cay CDD Seat 2
Omar Fonte (NOP) – status (Active-***Unopposed***)

Office: Cutler Cay CDD Seat 5
Joseph C. Miller Jr. (NOP) – status (Active-***Unopposed***)

Mrs. Perez added that Seat 5 was currently held by Aileen Milian who did not run/qualify for the Seat.

L. BOARD MEMBER/STAFF COMMENTS/REQUESTS

1. Attorney

a. Legislative Update

Ms. Smoker provided an overview of the Legislative Update.

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Fonte, seconded by Supervisor Collazo and passed unanimously adjourning the meeting at 6:45 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair

Colliers
Engineering
& Design

Yearly Engineering Report 2026

July 28, 2026

Cutler Cay Community Development District

Cutler Bay, Miami-Dade County, FL 33157

Prepared for:

Ms. Gloria Perez District Manager
Special District Services, Inc.
The Oaks Center, 2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:

Eugene Collings-Bonfill, PE, PSM, PMP, CFM, DBIA
Florida Professional Engineer
License No. 77583

Colliers Engineering & Design
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Project No. 26001393A

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Dear Ms. Perez:

The intent of this report is:

- To inform as to the status of ownership of the infrastructure that was financed or constructed by the District;
- To describe the state, working order and condition of the infrastructure still owned by the District;
- To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and;
- To report on the insurance being carried by the District.

The district is located in Sections 2 and 3, Township 56 South, Range 40 East, in Miami-Dade County, Florida. It is bounded by Old Cutler Road on the west, SW 185 Terrace and undeveloped land on the north, Biscayne Bay on the east, and SW 196 Street on the south. The development is located within Zip Code 33157. See Appendix 1.

1. Infrastructure Ownership and Maintenance Responsibilities

a) General

The CDD owns the land and improvements within the tracts shown in Appendix 2. These tracts and improvements were granted in 2008 to the District by Shoma Development Corporation (the "Developer") and by The Cutler Cay Homeowners Association, Inc. (the "HOA") via Quit-Claim deeds recorded at ORB 26735, PG 1457 and ORB 26735, PG 1455, respectively.

The portions of Old Cutler Road and SW 196 Street that lie within the development were dedicated to Miami-Dade County by the recording of the plat titled "Cutler Cay" in Plat Book 162, Page 23.

The water and sanitary sewer systems were completed and conveyed to Miami-Dade County for ownership and maintenance.

b) Maintenance Responsibilities of CDD-Owned Facilities

MAINTENANCE RESPONSIBILITIES OF CDD-OWNED FACILITIES				
(REFER TO APPENDIX 2 FOR LOCATION)				
TRACT ID	ACREAGE	CDD OWNERSHIP	IMPROVEMENTS MAINTENANCE RESPONSIBILITY	
			CDD	HOA
A	32.02	Land, Roads, Drainage, Sidewalks, Guardrails, Signs, Pavement Markings, Retaining Perimeter Wall and Fence at SW 78 Ave (from 195 Terr to 194 Terr), Lighting, Landscaping, Irrigation, Security Guardhouse Structure with Gates and Equipment, North Entry Features, South Entry Fountain.	Roads, Drainage, Sidewalks, Guardrails, Signs, Pavement Markings, Retaining Perimeter Wall and Fence at SW 78 Ave (from 195 Terr to 194 Terr), Lighting, Security Guardhouse Structure, North Entry Features, South Entry Fountain.	Landscaping, irrigation, security gates at the guardhouse, security equipment, interior guardhouse components, and regular janitorial services within the guardhouse.
B	33.05	Land, Lake, Fountain, Drainage Outfalls, Guardrails, Landscaping, Irrigation.	Lake (water), Drainage Outfalls, Guardrails, Fountain.	Landscaping, Irrigation (lake banks).
C	1.821	Land, Lake, Drainage Outfalls, Guardrails, Landscaping, Irrigation.	Lake (water), Drainage Outfalls, Guardrails.	Landscaping, Irrigation (lake banks).
G	1.753	Land, Drainage, Retaining Perimeter Wall and Fence on the East Side of the Tract, Landscaping, Irrigation.	Drainage, Retaining Perimeter Wall and Fence on the East Side of the Tract.	Landscaping, Irrigation.
H	0.588	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
I	1.109	Land, Drainage, Decorative Wall, Landscaping, Irrigation.	Drainage, Decorative Wall.	Landscaping, Irrigation.
J	0.048	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
K	0.048	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.

N	1.849	Land, Pond, Guardrails, Decorative Wall on Old Cutler Road, Landscaping, Irrigation.	Pond (water), Guardrails, Decorative Wall on Old Cutler Road.	Landscaping, Irrigation (pond banks).
O	2.188	Land, Pond, Guardrails, Decorative Wall on Old Cutler Road, Landscaping, Irrigation.	Pond (water), Guardrails, Decorative Wall on Old Cutler Road.	Landscaping, Irrigation (pond banks).
P	0.438	Land, Guardrails, Retaining Wall at SE Corner of Tract, Landscaping, Irrigation.	Guardrails, Retaining Wall at SE Corner of Tract.	Landscaping, Irrigation.
Q	0.021	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
R	0.023	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
S	0.398	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
T	0.052	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
U	0.203	Land, Guardrails, Retaining Perimeter Wall and Fence on SW 74 Ave, Landscaping, Irrigation.	Guardrails, Retaining Perimeter Wall and Fence on SW 74 Ave.	Landscaping, Irrigation.
V	1.298	Land, Decorative Wall on Old Cutler Road, Landscaping, Irrigation.	Decorative Wall on Old Cutler Road.	Landscaping, Irrigation.
W	0.122	Land, Decorative Wall on Old Cutler Road, Landscaping, Irrigation.	Decorative Wall on Old Cutler Road.	Landscaping, Irrigation.
x	0.083	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
A-A	0.153	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
B-B	0.144	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.
C-C	0.058	Land, Landscaping, Irrigation.	---	Landscaping, Irrigation.

2. State, Working Order and Condition of the Infrastructure Currently Owned by the District

a) Roads and Road Components, Walls, Fences, Structures, Lighting, Landscaping and Irrigation

The roads and related CDD-Owned facilities listed above in Section 1.b. are in good working order and condition.

b) Stormwater Management System, Lakes, Ponds, Drainage and Open Areas

The drainage and stormwater management facilities listed above in Section 1.b. are in generally good working order and condition.

c) Water and Sewer Systems

The water and sewer systems were completed and conveyed in good working order and condition to Miami-Dade County for ownership and maintenance.

Issues with the systems may be reported to the County at either of the following numbers: **305-274-9272** (Emergencies) or **305-665-7477** (Customer Service).

3. Estimated Maintenance Costs for District-Owned Infrastructure

a) General

We think that for Fiscal Year 2026-2027, the district proposed amounts for field maintenance expenditures are adequate to properly maintain, repair and operate the public infrastructure for which the district is currently responsible for 2026-2027.

2026-2027 PROPOSED BUDGET FOR MAINTENANCE	
Lakes Maintenance	$ 10,000.00
Field Operations	$ 12,000.00
Traffic Enforcement	$ 10,000.00
Sidewalk Maintenance/Repairs	$ 20,000.00
Engineering/Inspections	$ 50,000.00
Street Signage	$ 5,000.00
Lake Fountain Maintenance	$ 10,000.00
Water & Sewage	$ 2,500.00
FPL - Electrical Utility	$ 120,000.00
Lake Bank Erosion Restoration Project	$ 0.00

Shoreline Restoration & Improvements Project	$ 0.00
Stormwater Drainage Repairs Project (Phase II)	$ 25,000.00
Perimeter Wall (Off Old Cutler Road) Maintenance/Reserve	$ 10,000.00
Water Features Maintenance/Reserve	$ 40,000.00
Retention Wall Maintenance/Reserve	$ 10,000.00
Entry Features Maintenance/Reserve	$ 12,000.00
Guardhouse Exterior Maintenance/Reserve	$ 10,000.00
Contingency/Reserve	$146,000.00
Roads Maintenance/Reserve	$ 115,000.00
Storm Drain Grate Apron Maintenance/Reserve	$ 0.00
Stormwater Drainage Maintenance/Reserve	$70,000.00
TOTAL MAINTENANCE EXPENDITURES	**$ 677,500.00**

b) District Roads

The FY 2026-2027 budget takes into consideration the recommendation of creating a sinking fund to finance the future capital expense of milling and resurfacing the pavement and pavement markings of the District roads at the end of their service life, which is estimated to be in 8 years for the pavement and 8 for the pavement markings. The table below provides an estimate of the future replacement costs and the estimated minimum annual contributions over the remaining service life to fund the future expenses, taking into consideration that as of this year, the District has accumulated about $257,900.00 in reserves for such purpose, as reported by the District Manager to the District Engineer.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost at End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	$(FC) = (PC)\left(1+\frac{r}{100}\right)^n$	(i)	$(FC)(i)/((1+i)^{n+1})$
PAVEMENT									
2004	2034	2026	8	10,800	$10.00	$ 108,000.00	$108,216.19	0.25%	$264.53
SIGNS AND MARKINGS									
2022	2034	2026	8	10,800	$2.50	$ 27,000.00	$ 27,054.05	0.25%	$ 66.13

c) **Stormwater Management System**

The budget includes funding for the Stormwater Drainage Repairs Project (Phase II). This is contingent on the upon renewal of the DERM Class V permit by Raptor Vac. This renewal is done yearly.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	**Total LF Pipes**	**No. Structures with Pipes Serviced per Year**					**Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate [1]**	**Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate [2]**	**Total Budget Amount Per Year**
		Year 1 (2026)	**Year 2 (2027)**	**Year 3 (2028)**	**Year 4 (2029)**	**Year 5 (2030)**			
325	18,680	65					$1,000.00	$400.00	$1400.00
			65				$1,025.00	$410.00	$1435.00
				65			$1,050.63	$420.25	$1470.88
					65		$1,076.90	$430.76	$1,507.65
						65	$1,103.82	$441.53	$1,545.34

[1] Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if there are baffles, and if the baffle is in good condition.

[2] Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

d) **Water and Sewer Systems**

The water and sewer systems are maintained, operated and funded by Miami-Dade Water and Sewer Department (WASD), which may be contacted at **305-274-9272** (for emergencies) or at **305-665-7477** (for customer service).

4. Insurance

Colliers Engineering and Design has reviewed the District's general liability, property, hired non-owned auto, employment practices liability, public officials liability coverage and deadly weapon protection insurance policy provided by Florida Insurance Alliance under Agreement No. 100125030, for the period between October 1, 2025, and October 1, 2026. The District has budgeted enough funds to cover the $14,186.00 insurance premium.

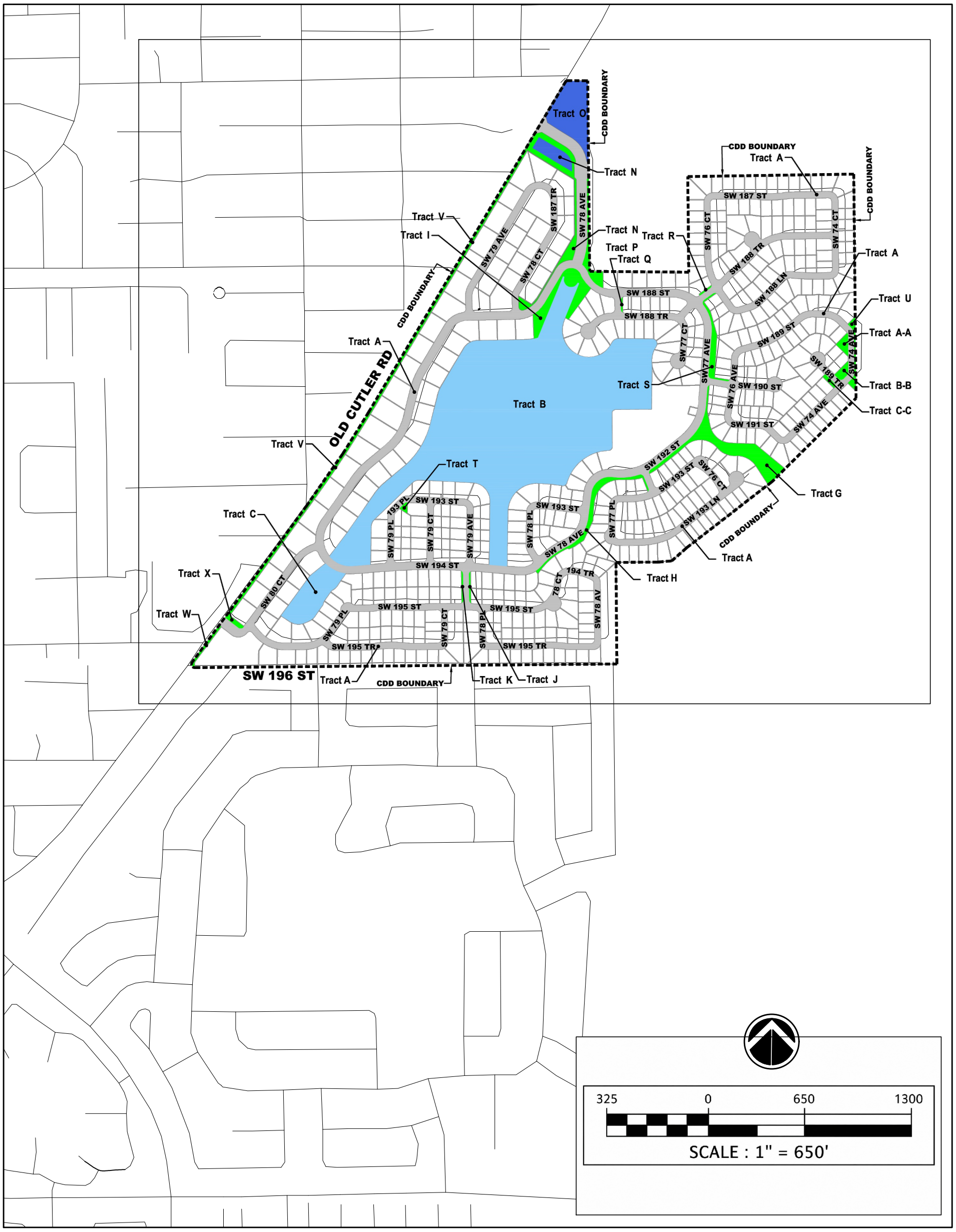
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Colliers Engineering and Design personnel, the District Engineer's Report, public documents available and communications with the District's field staff.

If you have any questions, please do not hesitate to contact us at (305)-938-8074 or at eugene.collingsbonfill@collierseng.com

EXHIBIT 1 – Cutler Cay CDD Location Map


SW 168 ST
PALMETTO RD
SW 184 ST
SW 185 TER
S DIXIE HWY
SW 97 AV
SW 87 AV
OLD CUTLER ROAD
SW 196 ST
FRANJO RD
FLORIDA'S TURNPIKE
SW 216 ST
CUTLER CAY CDD
LOCATION
500
0
1000
2000
SCALE : 1" = 1000'

EXHIBIT 2 – Cutler Cay CDD Land Ownership and Easements


Tract O
CDD BOUNDARY
Tract N
Tract V
Tract I
SW 79 AVE
SW 187 TR
SW 78 AVE
Tract N
Tract P
Tract Q
Tract R
SW 78 CT
CDD BOUNDARY
SW 188 ST
SW 188 TR
SW 76 CT
SW 74 CT
SW 188 TR
SW 188 LN
Tract A
Tract U
Tract A
SW 77 CT
SW 189 ST
Tract A
SW 74 AVE
SW 77 AVE
SW 189 TR
Tract S
SW 76 AVE
SW 190 ST
Tract B-B
Tract B
Tract C-C
SW 191 ST
SW 74 AVE
Tract V
OLD CUTLER RD
SW 192 ST
Tract T
SW 193 ST
SW 76 CT
Tract G
193 PL
SW 193 ST
SW 193 ST
Tract C
SW 79 PL
SW 79 CT
SW 79 AVE
SW 78 PL
SW 77 PL
SW 193 LN
CDD BOUNDARY
SW 78 AVE
Tract A
Tract X
SW 194 ST
Tract H
SW 80 CT
194 TR
78 CT
SW 78 AV
Tract W
SW 195 ST
SW 195 ST
SW 79 PL
SW 79 CT
SW 78 PL
SW 195 TR
SW 195 TR
SW 196 ST
Tract A
CDD BOUNDARY
Tract K
Tract J
325
0
650
1300
SCALE : 1" = 650'

Colliers Engineering & Design

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Buildings • Civil/Site • Geotechnical/Environmental • Governmental Infrastructure • Project/Program Management • Survey/Geospatial • Telecom & Utility

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Cutler Cay Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 9th day of November, 2026.

ATTEST:

CUTLER CAY
COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Cutler Cay
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL MAINTENANCE BUDGET

III AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/26 - 9/29/26
Operating Fund Revenues			
Administrative Assessments	119,701	**123,128**	123,128
Maintenance Assessments	720,106	**721,529**	721,529
Debt Assessments - 2014 Refunding	773,141	**774,532**	774,532
Other Revenues	0	**0**	0
Interest Income	2,400	**61,900**	61,794
TOTAL REVENUES	**$ 1,615,348**	**$ 1,681,089**	**$ 1,680,983**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	**6,600**	6,600
Payroll Taxes - Employer	560	**505**	505
Management	34,308	**34,308**	34,308
Secretarial	4,200	**4,200**	4,200
Legal	25,000	**21,533**	21,533
Assessment Roll	7,500	**7,500**	7,500
Audit Fees	3,600	**3,600**	3,600
Arbitrage Rebate Fee	0	**0**	0
Insurance	15,000	**14,186**	14,186
Legal Advertisements	5,000	**8,200**	6,770
Miscellaneous	4,250	**3,000**	1,946
Postage	1,000	**675**	655
Office Supplies	1,375	**1,325**	1,278
Dues & Subscriptions	175	**175**	175
Trustee Fees	4,200	**4,246**	4,246
Continuing Disclosure Fee	350	**350**	350
Website Management	2,000	**2,000**	2,000
Bank Service Charges	0	**1,750**	1,546
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 115,518**	**$ 114,153**	**$ 111,398**
TOTAL MAINTENANCE EXPENDITURES	**$ 680,500**	**806,410**	**385,924**
TOTAL EXPENDITURES	**$ 796,018**	**$ 920,563**	**$ 497,322**
REVENUES LESS EXPENDITURES	**$ 819,330**	**$ 760,526**	**$ 1,183,661**
Bond Refunding Payments	(726,753)	**(741,099)**	(741,099)
BALANCE	**$ 92,577**	**$ 19,427**	**$ 442,562**
County Appraiser & Tax Collector Fee	(30,859)	**(15,626)**	(15,626)
Discounts For Early Payments	(61,718)	**(54,070)**	(54,070)
EXCESS/ (SHORTFALL)	**$ -**	**$ (50,269)**	**$ 372,866**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (50,269)**	**$ 372,866**

OPERATING FUND BALANCE AS OF 09/30/25	$1,842,398
FY 2025/2026 ACTIVITY	($50,269)
RESERVE FUNDS BALANCE AS OF 9/30/26	$627,349
OPERATING FUND BALANCE AS OF 9/30/26	$1,164,780

Notes

Reserve Balances Includes Drainage, Pipe, Lake Bank Erosion & Roads Reserves.
Reserve Balances As Of 9/30/2026 total $627,349 - Reserve Balances To Be Adjusted In October 2026.

AMENDED FINAL BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - MAINTENANCE EXPENDITURES
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
MAINTENANCE EXPENDITURES			
Contingency/Reserve	60,000	**60,000**	350
Retention Wall Maintenance	0	**35,000**	32,790
Lake Erosion Restoration Project	0	**145,000**	104,576
Traffic Enforcement	10,000	**8,500**	6,341
Lakes Maintenance	10,000	**7,878**	7,878
Roads Maintenance/Reserve	90,000	**90,000**	9,635
Stormwater Drainage/Reserve	58,000	**58,000**	12,160
Stormwater Drainage Repairs Project (Phase II)	175,000	**175,000**	0
Contingency Item for DERM's Drainage Requests	0	**0**	0
Field Operations	12,000	**12,000**	12,000
Water Features Maintenance (Southern Entrance/Exit)	35,000	**39,800**	39,800
Sidewalk Maintenance/Repairs	18,000	**24,000**	19,690
Engineering/Inspections	50,000	**17,500**	13,457
Street Signage	5,000	**1,500**	350
Lake Fountain Maintenance	10,000	**1,000**	0
Entry Features Maintenance	7,000	**1,000**	0
Guardhouse Exterior Maintenance	8,000	**12,500**	10,451
Water & Sewage	2,500	**500**	214
FPL - Electrical	115,000	**116,232**	116,232
Perimeter Wall (Off Old Cutler Road)	15,000	**1,000**	0
Shoreline Restoration & Improvements Project	0	**0**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 680,500**	**$ 806,410**	**$ 385,924**

AMENDED FINAL BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,200	**9,950**	9,849
NAV Tax Collection	726,753	**741,099**	741,099
Prepaid Bond Collection	0	**9,939**	9,939
Total Revenues	**$ 727,953**	**$ 760,988**	**$ 760,887**
EXPENDITURES			
Principal Payments	605,000	**605,000**	605,000
Interest Payments	118,182	**124,655**	124,655
Bond Redemption	4,771	**0**	0
Total Expenditures	**$ 727,953**	**$ 729,655**	**$ 729,655**
Excess/ (Shortfall)	**$ -**	**$ 31,333**	**$ 31,232**

FUND BALANCE AS OF 09/30/25	$189,168
FY 2025/2026 ACTIVITY	$31,333
FUND BALANCE AS OF 09/30/26	$220,501

Notes
Revenue Fund Balance = $189,169*.
Prepayment: Fund Balance = $9,939*
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $55,854.
.
* Approximate Amounts

Series 2021 Bond Refunding Information

Original Par Amount =	$8,125,000	Annual Principal Payments Due:
Interest Rate =	2.14%	May 1st
Issue Date =	March 2021	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st
Par Amount As Of 9/30/26 =	$5,220,000	

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cutler Cay Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-09 on November 18, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

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

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

PASSED AND ADOPTED this 9 day of November, 2026.

ATTEST:	**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____	Print name: _____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cutler Cay Community Development District (the "District") is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit "A".** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

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

SECTION 4. Upon its passage, this resolution shall become effective nunc pro tunc on October 1, 2024, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _9th__ day of _____November_____, 2026.

ATTEST:	**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair

Exhibit "A": Performance Measures/Standards and Annual Reporting

EXHIBIT "A"

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all District meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required.
  Achieved: Yes ☐ No ☐
- Meeting minutes and post-meeting action completed.
  Achieved: Yes ☐ No ☐
- District records retained as required by law.
  Achieved: Yes ☐ No ☐

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget and the final fiscal year budget.
  Achieved: Yes ☐ No ☐
- District amended budget within 60 days following the end of the fiscal year.
  Achieved: Yes ☐ No ☐
- District accounts receivable/payable processed for the year.
  Achieved: Yes ☐ No ☐
- "No findings" for annual financial audit (yes/no)
  Achieved: Yes ☐ No ☐
  - If "yes" explain: _____

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

Performance Measures:

- District insurance policies reviewed and in place.
  Achieved: Yes ☐ No ☐
- Contracted Services obtained for all District operations.
  Achieved: Yes ☐ No ☐
- All District contracts in compliance.
  Achieved: Yes ☐ No ☐

Cutler Cay CDD South Entrance Signs Installation Project		
Elighting	**Limitless Signs LLC**	**Saul Signs**
Design, Fabrication and installation of two (2) illuminated "Cutler Cay" signs, and two (2) "Residents Entrance Only" signs, for the south entrance of the community.		
All vendors have confirmed their willingness to collaborate with the Board and adjust their proposals to incorporate any design revisions or specification requirements requested.		
Prices (below) include permit processing, but exclude permit fees payable to Town of Cutler Bay, Miami-Dade County and/or any other guvernmental agencies.		
Lifetime warranty on letters 5-Year Warranty on LED strip 3-Year Warranty on power supply 1-Year Warranty on labor	3-Year Warranty on electrical components	1-Year warranty in components and labor
$17,600.00	**$16,500.00**	**$19,825.00**

Worldwide Distributors Inc. DBA Elighting | Ebuilt
12130 SW 114th Pl
Miami, FL 33176-4473 USA
+13059698754
info@elighting.org
https://worldwidedistributors.co/

ADDRESS
RONALD GALVIS
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
7755 SW 192ND ST
CUTLER BAY, FL 33157

SHIP TO
RONALD GALVIS
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
7755 SW 192ND ST
CUTLER BAY, FL 33157

Estimate 12029

DATE 08/31/2026

DESCRIPTION	QTY	AMOUNT
CUTLER CAY – ENTRANCE SIGNAGE		17,600.00
Fabrication & Installation – (2) “CUTLER CAY” Reverse Channel Letter Signs - Fabricate (2) sets of custom reverse channel letters reading “Cutler Cay.” - Approximate overall size per set: 150" W x 47" H - Black finish. - Design to match the existing signage as closely as possible (based on photographs and references provided.) Includes fabrication, delivery, and installation at the entrance waterfall walls. Fabrication & Installation – (2) “RESIDENTS ENTRANCE ONLY” Signs - Fabricate (2) custom aluminum sign panels. - Beige/cream background with black lettering, border, &directional arrows. - Exterior-grade painted finish. - Pin/standoff mounted to existing walls. Includes fabrication, mounting hardware, delivery, and installation. *Final size and placement to be confirmed in the field* Electrical - Electrical power and wiring to the sign locations Includes the final electrical connection of the signs to the power source provided at each sign location.		T

DESCRIPTION	QTY	AMOUNT
Permitting, Engineering & Final Inspections - Preparation and processing of the required sign permit application. - Engineering drawings signed and sealed. - Required structural calculations. - Permit submittal and coordination with the applicable municipality. - Coordination of required inspections. - Final inspection and permit closeout. Pricing is based on one (1) sign permit, as both signs are located on the same elevation. Should the municipality require separate permits for the signs, any additional permit, engineering, processing, and inspection fees will be billed separately upon approval.		

LIFETIME WARRANTY ON FABRICATED LETTERS
5 YEAR WARRANTY ON LED STRIP
3 YEAR WARRANTY ON POWER SUPPLY
1 YEAR WARRANTY ON LABOR

Payment Terms:
50% Deposit Upon Approval - $8,800.00
50% Upon Completion - $8,800.00

SUBTOTAL	17,600.00
TAX	0.00
TOTAL	$17,600.00

Accepted By

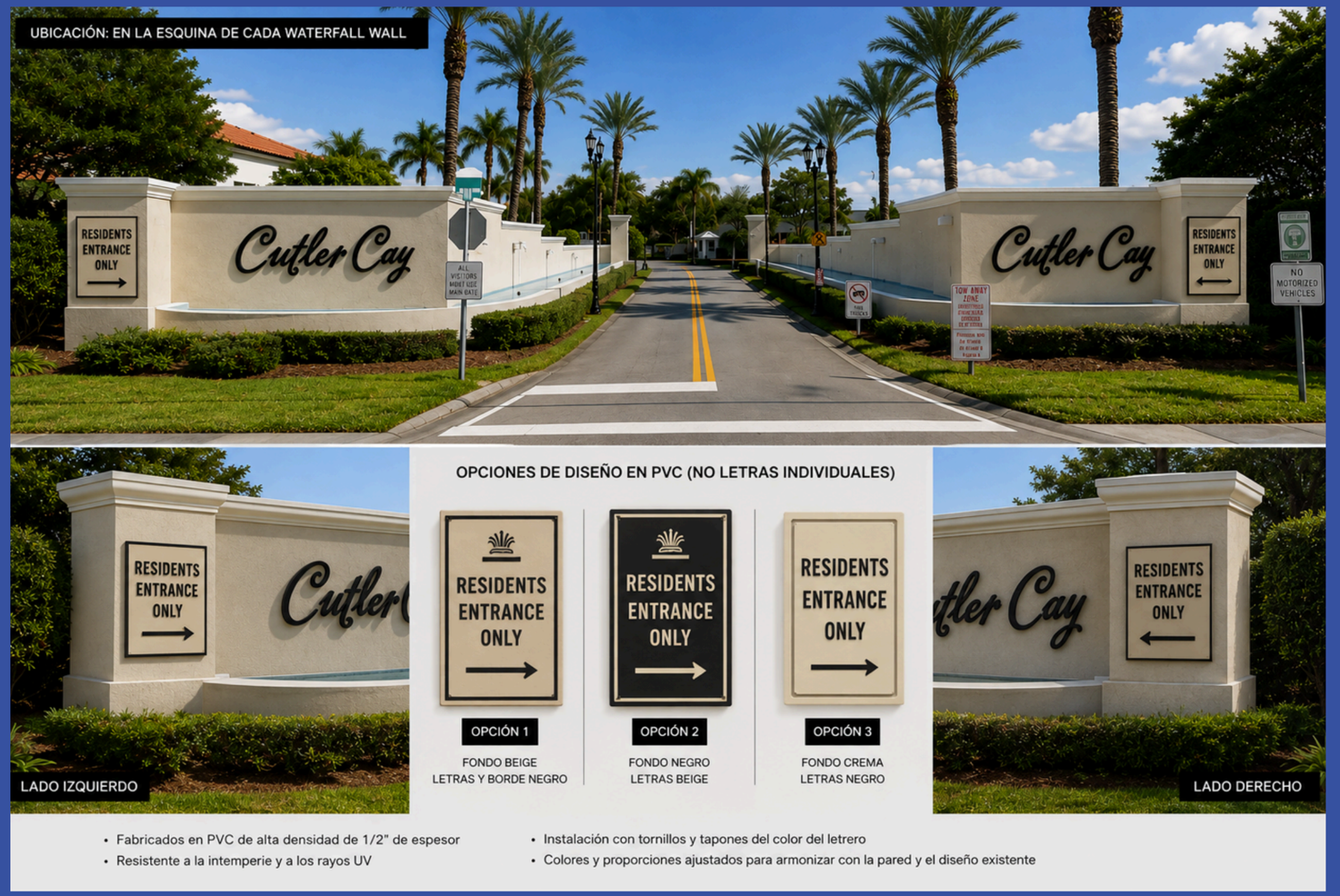
Accepted Date

CUTLER CAY

LIGHTING
WE HAVE SOLUTIONS






UBICACIÓN: EN LA ESQUINA DE CADA WATERFALL WALL
RESIDENTS ENTRANCE ONLY
Cutler Cay
NO MOTORIZED VEHICLES
LADO IZQUIERDO
OPCIONES DE DISEÑO EN PVC (NO LETRAS INDIVIDUALES)
RESIDENTS ENTRANCE ONLY
OPCIÓN 1
FONDO BEIGE
LETRAS Y BORDE NEGRO
OPCIÓN 2
FONDO NEGRO
LETRAS BEIGE
OPCIÓN 3
FONDO CREMA
LETRAS NEGRO
LADO DERECHO
• Fabricados en PVC de alta densidad de 1/2" de espesor
• Resistente a la intemperie y a los rayos UV
• Instalación con tornillos y tapones del color del letrero
• Colores y proporciones ajustados para armonizar con la pared y el diseño existente


RESIDENTS
ENTRANCE
ONLY


MONTAJE PROPUESTO
VISTA DESDE LA CALLE DE ENTRADA
Cutler Cay
RESIDENTS ENTRANCE ONLY
Cutler Cay
RESIDENTS ENTRANCE ONLY
NO MOTORIZED VEHICLES


LADO IZQUIERDO
Cutler Cay
RESIDENTS ENTRANCE ONLY


LADO DERECHO
Cutler Cay
RESIDENTS ENTRANCE ONLY

Quote- Invoice

Invoice No: ***26-57723.***

Date: 09-25-2026

To: Cutler Cay Community Development District CDD
Att: Ronald Galvis
Field Operations Manager
Special District Services, Inc.
(786)503-1633
rgalvis@sdsinc.org
www.sdsinc.org

Project / Work:
Residents Entrance New Reverse Channel Letter and Blade sign

From: Rudy Fortun
- Owner & Project Coordinator
- (786) 423 8187
- limitlessigns@gmail.com
- 8600 NW 64 BAY 2, MIAMI, FL 33166

Description/JOB INFORMATION	Qty	Unit Price	Sub Total
"Cutler Cay" Community Logo West Elev (Left / Right) Entrance sign Illuminated (Halo lit) Sign	2	$6,750.00	$13,500.00
Led Illuminated reverse channels letters - (Halo Lit) 1/8 Aluminum Face 2" Deep W/ Urethane Finish (Brown)Pantone color provided by Customer Painted in white color for better illumination White color illumination Install direct to the wall	2	$1,500.00	$3,000.00
"Residents only" Blade sign (non illuminated) Aluminum Frame 72" x 12" Aluminum tube 2" x " 2 x 3/16 with ⅛ aluminum sheet with ½" acrylic letters ("**RESIDENTS ONLY**") Location: Install on the corner of wall Left and Right (Location confirmed by client) Inclusions: Drawings, Fabrication , Installation and Inspections, submittal of plans to City of Cutler Bay Exclusions: Engineer calculation & seal fee (only if required by building Dept.), City Permit fees- (are extra at cost) ➢ City permits time estimate, 4-6 weeks ➢ Fabrication and installation (apx time 10-15 days)once city permits have been approved ➢ **All electrical components are UL Listing** ***Note: All electrical components under warranty for 3 years (36 months)***			
Grand Total			$16,500.00

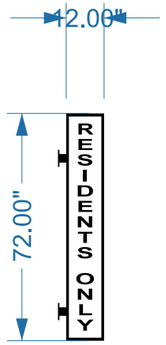
Payment Terms: 50% deposit when approved to start Balance on completion **Checks to be made payable to:** **Limitlessigns,LLC.**	Order Accepted / Approved by: Signature:_____ Name: _____ Date: _____

Payment History: #1 _____ ( ) #2_____ ( )
Payments received to date $ 0.00

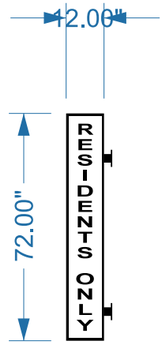
2 Sets



Halo
illumination
Sign Ckt required
behind wall



Internal
illumination
3.5”
Lettering
on plastic
face





NAME Pablo Diaz DATE
TITLE Qualifier EC13011476

JOB NAME: Cutler Cay
LOCATION:
Sept 25, 2026
SCALE: As Noted
DRAWN BY: Paul

Electro Graphics, Power, Lighting, & Signs, Inc.
State Certified EC13011476
Qualifier : Paul Diaz (305) 397- 6957
Project Manager: Rudy Fortun (786) 423-8187

This is an unpublished drawing, created by E. G. P. L. & S.,Inc. It is submitted for your personal use in connection with a project being planned for you by E. G. P. L. & S.,Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or elicited in any fashion whatsoever. All or any part of this design (except registered trademarks) remain the property of E. G. P. L. & S.,Inc.

Revisions

A-1.0

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(305) 266-8484

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Quote 6762

Cutler Cay

QUOTE DATE
09/01/2026

QUOTE EXPIRY DATE
09/11/2026

TERMS
50/50

REQUESTED BY
CULTER CAY
Cutler Cay
7755 Southwest 192nd Street
Cutler Bay, FL 33157

INSTALL ADDRESS
Cutler Cay
7755 Southwest 192nd Street
Cutler Bay, FL 33157

CONTACT INFO
Rolando Galvis
rGalvis@sdsinc.org
(786) 503-1633

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	**Reverse Channel Letters** .090in Aluminum Face .063in Aluminum Welded Return 1/8in Clear Polycarbonate Backs 1in Aluminum Spacer LED: 7500K Paint: Matthews™ Satin Approved Color	2	Each	$4,480.00	$8,960.00	N
2	**Blade Sign Single Sided** Custom Fabricated Blade Sign Single Side Aluminum Extrusion Painted Aluminum Cladding Internal LED Illumination	2	Each	$2,495.00	$4,990.00	N
3	**Installation** Installation crew. Price includes installation, hardware, and travel time.	4	Unit	$1,100.00	$4,400.00	N
4	**Wall Sign Engineer Drawings and Calculation** Stamped engineering calculations and drawings that meet the requirements for the geographic area and existing physical conditions	1	Each	$425.00	$425.00	N
5	**Procurement** Prepare, submit, and manage all necessary documents and applications required to obtain sign-related permits, State Insurance, and Contractor License. *Note: Warrants, variances, or any special exceptions are not included in this price and, if required, will be quoted separately.*	1	Each	$400.00	$400.00	N
6	**Post Installation Inspection** A post-installation inspection will be conducted by our experienced crew in coordination with city officials. This inspection is crucial for verifying that all aspects of the installation meet the required codes and standards. Please be aware that the permit for this project is valid for 180 days from the issuance date. We will work diligently to close out the permit within this time frame to avoid any delays or complications. *** If you require an expedited inspection, please note that this service will incur an additional charge**	1	Each	$650.00	$650.00	N
7	**City Permit Fees** Permit fees, review charges, and associated government costs are not included in this proposal and will be billed separately based on actual receipts. Customer may choose to pay these fees directly to the City. If Saul Signs handles payment on behalf of the customer, a 15% administrative pass-through fee will apply	1	Each	$0.00	$0.00	N

CUSTOMER NOTE:

• Customer to provide electrical connection for the sign to be installed, no further than 5 feet from the sign • Timer required for final inspection provided and installed by customer
*IF electrical line is not in place the day of installation, an additional trip charge to connect sign will be reflected on the final invoice

THIS QUOTE IS BASED ON A COMPLETE ORDER. PRICING COULD CHANGE WITH DELETION OF ITEM OR ITEMS.

This quote includes **only** the products and services specifically listed above. Any items, materials, labor, permits, modifications, or services **not expressly stated** in this quote are **not included** and will be billed separately if requested or required

Payments terms:
50% deposit to start the project. Once all approvals are obtained, your sign will be manufactured. Prior to scheduling the installation, we will ask you secure the remaining balance.
**Unless otherwise mentioned above*

Quality guarantee certificate*: 1-year components, 1-year labor. UL Certified. Customer must provide electrical line 120 volts 20 amp that goes from panel to sign.*

Lead time: Will be influenced by product requested, work calendar and material availability at time of order.

Saul signs provides complimentary first Design. *These designs are Copyright of Saul Signs and cannot be reproduced, distributed or transmitted in any form by any mean. Additional changes, only upon signed contract and a deposit. All of our signs are custom manufactured to fit your needs and are non-returnable nor refundable. Please read carefully all the information on our design specs and our quotes. Saul Sign is not responsible for errors or omissions after the job has been approved by the customer.* ***By approving this quote you are accepting these terms. No work starts until deposit or required information is provided by the customer.***

Subtotal:	**$19,825.00**
Sales Tax (0%):	**$0.00**
Total:	**$19,825.00**

Downpayment (50.0 %)	**$9,912.50**

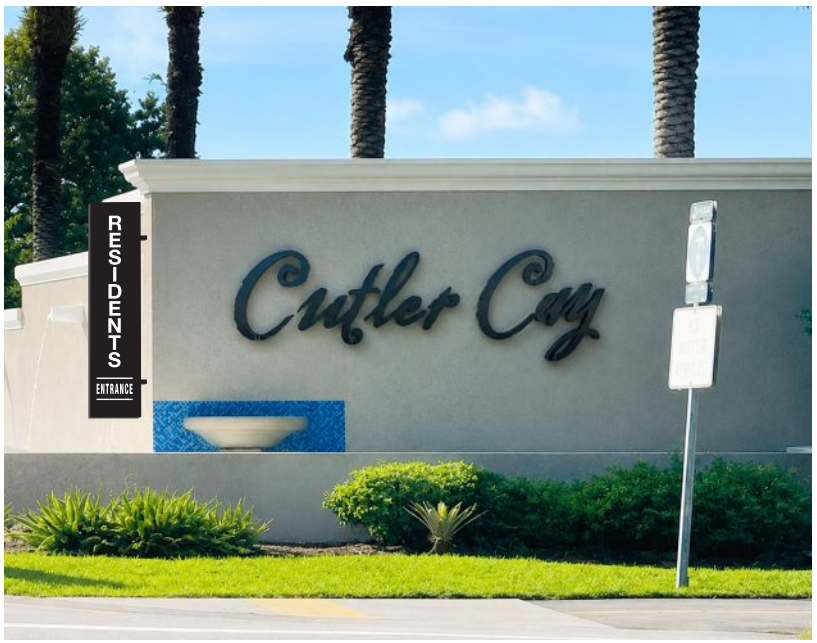
SIGNATURE: **DATE:**

Nobody builds image like saulsigns

ILLUMINATED REVERSE CHANNEL LETTERS + BLADE SIGN







TOTAL SQFT:

JOB #:

CUSTOMER:
SPECIAL DISTRICT LOCATED IN CUTLER BAY.

ADDRESS:

REP SALES:
ARTURO VIZCAINO

DESIGNER: ND2

START DATE:
08/25/2026

REVISION DATES:

REV 1:
REV 2:
REV 3:
REV 4:
REV 5:

NON ILLUMINATED	☐
ILLUMINATED	☒
SINGLE SIDED	☒
DOUBLE SIDED	☐
EXTERIOR	☒
INTERIOR	☐

IMPORTANT

VERIFY LOGOS AND DESCRIPTIONS OF THE SIGNAGE SAUL SIGNS IS NOT RESPONSABLE FOR ANY MISTAKES MADE BY THE CLIENT ONCE ARTWORK IS APPROVED

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VINYLS	PAINT
V1 ●	P1 ●
V2 ●	P2 ●
V3 ●	P3 ●

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CUSTOMER SIGNATURE: _____ DATE: _____

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ILLUMINATED REVERSE CHANNEL LETTERS + BLADE SIGN





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ILLUMINATED	☒
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DOUBLE SIDED	☐
EXTERIOR	☒
INTERIOR	☐

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VINYLS		PAINT	
V1	●	P1	●
V2	●	P2	●
V3	●	P3	●

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DESIGNER: ND2

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08/25/2026

REVISION DATES:

REV 1:
REV 2:
REV 3:
REV 4:
REV 5:

NON ILLUMINATED	☐
ILLUMINATED	X
SINGLE SIDED	X
DOUBLE SIDED	☐
EXTERIOR	X
INTERIOR	☐

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VINYLS		PAINT	
V1	●	P1	●
V2	●	P2	●
V3	●	P3	●

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DESIGNER: ND2

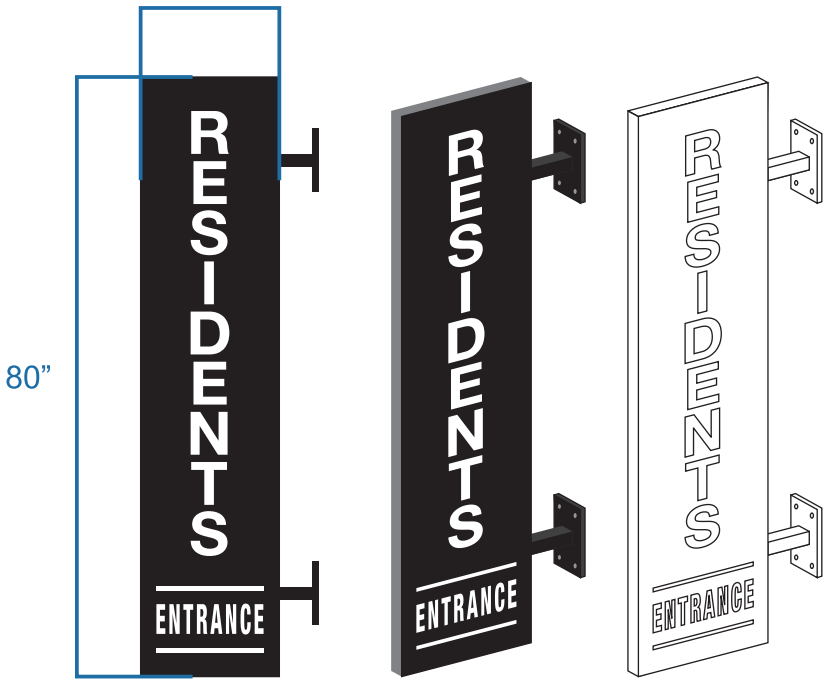
START DATE:
08/25/2026

REVISION DATES:

REV 1:
REV 2:
REV 3:
REV 4:
REV 5:



REVERSE
CHANNEL LETTERS
FACE Alum. 0.090 Color Black
RETURN 2” Deep Alum. 0.063 Black
LEDS Strip 7000K



BLADE SIGN
CUT OUT LETTERS SINGLE SIDE
Color Black
3” Deep Black Return
LEDS Strip 7000K

NON ILLUMINATED	☐
ILLUMINATED	☒
SINGLE SIDED	☒
DOUBLE SIDED	☐
EXTERIOR	☒
INTERIOR	☐

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VINYLS	PAINT
V1	P1
V2	P2
V3	P3

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CUSTOMER SIGNATURE: DATE:

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FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Cutler Cay Community Development District

2501 A Burns Rd.

Palm Beach Gardens FL

We hereby submit specifications and estimates for:

Reinstall Stop Sign providing a New Post
(Per FDOT and Miami-Dade County requirements)

Not to Exceed $ 350.00

Parts and labor	----------Not to Exceed	$ 350.00
7% Tax	----------	N/A
Grand total	----------Not to Exceed	**$ 350.00**

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

- This action was approved and is to be ratified at a future meeting.
- Approved pursuant to the terms of the existing agreement.

Ronald Galvis
Field Operations Manager
Cutler Cay CDD - July 15th, 2026

7400 Corporate Center Drive Suite C
Miami, Florida 33126
US
Main: 877 627 3772

Colliers
Engineering & Design

Memorandum

To: Gloria Perez

From: Dronix Suarez

Date: November 2, 2026

Subject: Phase II Drainage Improvements – Scope and Permit Status

Project No.: 26001393A

Good morning, Gloria,

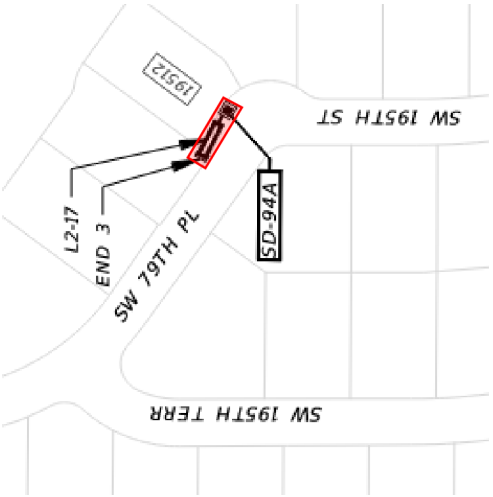
Colliers Engineering & Design (CED) provides the following summary of the Phase II drainage improvements and current permitting status.

Scope of Work

The scope includes the following drainage repairs, improvements, and associated restoration:

- Install approximately 10 feet of new French drain and a new catch basin to address ponding at Location L2-17, near 19512 SW 79th Place.

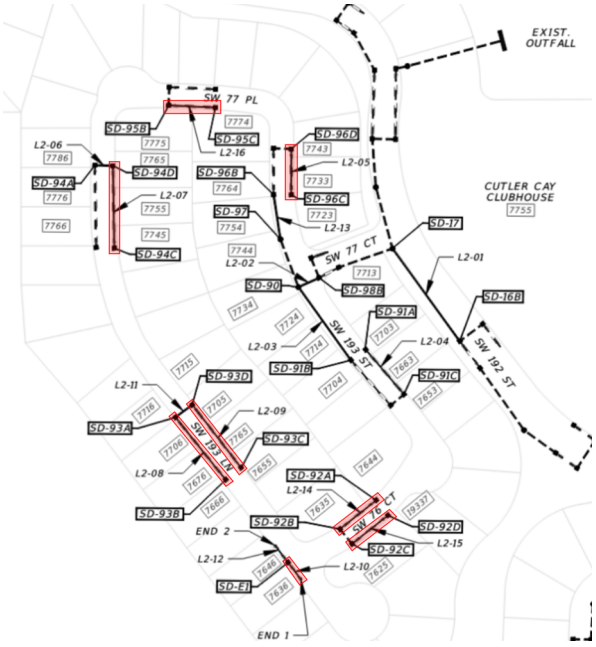




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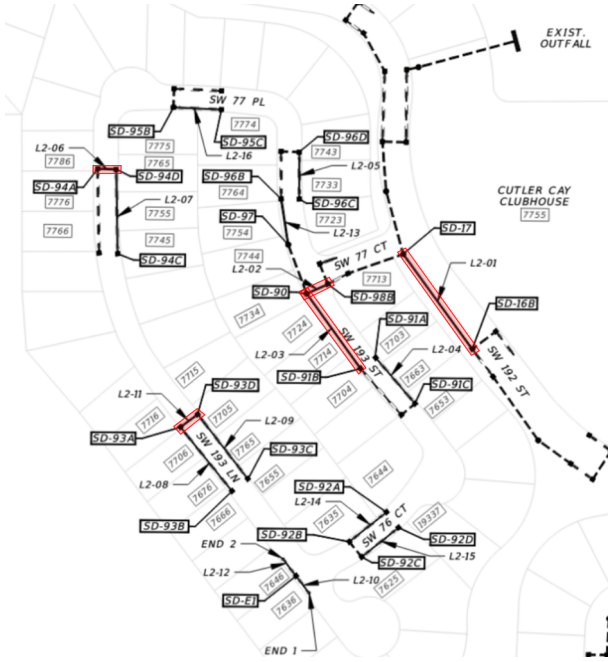
- Clean and remove roots from eight existing storm-drain lines at Locations L2-05, L2-07 through L2-10, and L2-14 through L2-16.





- Repair five damaged sections of solid underground drainage pipe at Locations L2-01, L2-02, L2-03, L2-06, and L2-11.

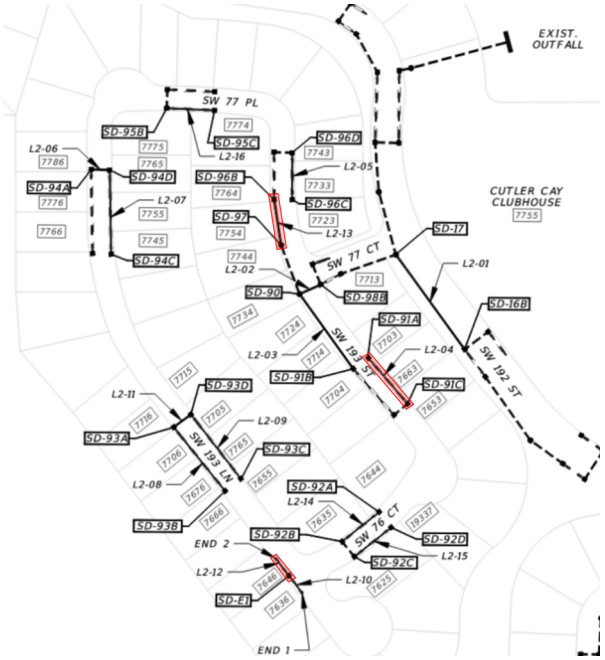




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- Repair three damaged sections of perforated French-drain pipe at Locations L2-04, L2-12, and L2-13.





- Complete drainage and roadway improvements at the main entrance, at SW 78th Avenue and Old Cutler Road near the guardhouse, as identified in Appendix 1. These improvements include a new curb inlet, drainage connection, curb replacement, pavement restoration, and related roadway work.
- Reconstruct 10 ADA-accessible sidewalk ramps and replace approximately 105 feet of curb at the locations identified on the Phase II plans and in Appendix 1, primarily within the project streets and main-entrance area.
- Restore asphalt, sidewalks, landscaping, pavement markings, speed humps, and vehicle-detection loops disturbed by the drainage work, as identified in Appendix 1, particularly at the main entrance and near 19512 SW 79th Place.

Current Permit Status

The updated DERM Class II permit and Class V permit have been obtained. The Town of Cutler Bay has opened a building permit under No. BCRA-10-26-00937.

Before permit pickup, Headley Construction Group must submit the following documentation:

- State contractor license.

Colliers Engineering & Design

- Certificate of liability insurance.
- Local business tax receipt.
- Workers' compensation documentation or exemption.

The Town's permit information lists a $130 upfront fee, payable by credit card or check when the permit is picked up.

Next Steps

Payment instructions received and being forwarded/performed. See attached.

Eugene Collings-Bonfill, P.E., PSM, PMP, CFM, DBIA

District Engineer

Florida PE License No. 77583

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SECTION 01000 — TECHNICAL SPECIFICATIONS & SCOPE OF WORK

PROJECT: PHASE II DRAINAGE REPAIRS & SHOREFLEX REVETMENT SYSTEM

PART 1 — GENERAL & FINANCIAL SUMMARY

1.1 CONTRACTING ENTITY

Contractor: Worldwide Distributors Inc. dba Elighting / Headley Construction Group (HCG)

Owner: Community Development District (CDD)

1.2 FINANCIAL BREAKDOWN & AGREEMENT LIMITS

Baseline Proposal (HCG): $135,688.00

Approved Additional Work — French Drain Installation: +$10,000.00

Approved Additional Work — Driveway Catch Basin Apron (19468 SW 80th Ct): +$4,000.00

Board Approved Deduction — Delineator/Separator Removal: -$19,865.00

Adjusted Total Agreement Cost: $153,710.00

Board Authorized Not-To-Exceed (NTE) Limit: $160,000.00

PART 2 — DETAILED SCOPE OF WORK & SPECIFICATIONS

2.1 DRIVEWAY CATCH BASIN CONCRETE APRON REPAIR

Location: 19468 SW 80th Court

Scope of Work:

Saw-cut and remove existing deteriorated concrete around the driveway catch basin inlet.

Excavate and sub-grade preparation, compacting soil base to 98% Modified Proctor density.

Form and pour a 6-inch thick concrete apron surrounding the catch basin structure using 4,000 PSI concrete reinforced with fiber or #4 rebar grid.

Match existing driveway grade to ensure proper drainage runoff flow into the catch basin without ponding.

Apply curing compound and allow proper cure time prior to opening for vehicular traffic.

2.2 MAIN ENTRANCE SCOPE ADJUSTMENTS

Scope Revision:

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The line item for traffic delineators, signs, striping/markings, and Lena traffic separators at the main entrance guardhouse area has been omitted/removed per Board authorization (Deduction of $19,865.00).

Main entrance work is restricted exclusively to underground drainage structure cleaning, pipe jetting, and structural inlet repairs as outlined in the base contract.

2.3 PRIORITY ADA DETECTABLE WARNING MAT REPLACEMENTS

Schedule & Priority: Work to commence immediately; no building/engineering permits are required for mat replacement.

Scope of Work:

Remove worn, damaged, or non-compliant ADA truncated dome mats at designated curb ramps.

Prep surface by grinding or cleaning substrate to ensure complete adhesion.

Install heavy-duty composite truncated dome ADA mats per Florida Department of Transportation (FDOT) and ADA Standards for Accessible Design.

Seal edges with high-grade polyurethane sealant to prevent moisture intrusion and lifting.

2.4 FRENCH DRAIN REPAIR & UPGRADE

Location: Designated CDD Drainage Easement / Phase II Area

Scope of Work:

Excavate trench to engineered depth along specified runoff path.

Install heavy-duty non-woven geotextile filter fabric lining the trench.

Install 6-inch or 8-inch perforated HDPE pipe with filter sock connected to existing discharge structures.

Backfill trench with washed #57 stone aggregate.

Lap geotextile fabric over aggregate top layer and restore surface with soil and sod/re-vegetation.

2.5 SHOREFLEX CONCRETE MAT REVETMENT SYSTEM REPAIR

Location: Lake Bank Erosion Control / Phase II Drainage Discharge Areas

Materials & System Specifications:

System type: ShoreFlex Articulating Concrete Block (ACB) Mat System or equivalent engineered revetment.

Geotextile fabric: Class 1 heavy-duty non-woven geotextile underlying layer.

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Execution & Installation:

Sub-grade Preparation: Slope bank back to uniform gradient (maximum 3:1 slope unless specified by District Engineer). Remove all debris, roots, and organic pockets. Compact bank slope to prevent future settlement.

Filter Fabric Placement: Lay heavy-duty non-woven geotextile filter fabric continuously over the prepped slope with a minimum 18-inch overlap on all seams. Anchor top of fabric in anchor trench.

ShoreFlex Mat Installation: Place articulated concrete block mats over geotextile, securing top of mat into a min. 2'x2' perimeter anchor trench at top of bank.

Anchoring & Interlocking: Cable or lock adjoining mats according to manufacturer instructions. Stake or pin mats as specified along toe of slope under normal water line.

Infill & Vegetation: Infill open void spaces of concrete blocks with crushed aggregate or native soil seeded with turf grass to promote natural vegetative growth and long-term stabilization.

PART 3 — EXECUTION & SCHEDULE

Permitting: Fast-track non-permitted items (ADA mat replacements and isolated concrete apron work). Acquire District / County permits for French drain and outfall work as required prior to excavation.

Site Safety & Traffic Control: Provide pedestrian safety barricades around active work areas (especially 19468 SW 80th Ct driveway and sidewalk mat replacement zones).

Clean-up & Restoration: All disturbed grassed areas to be regraded, prepped, and restored with matching St. Augustine or Bahia sod upon completion of mechanical work.

7400 Corporate Center Drive Suite C
Miami, Florida 33126
US
Main: 877 627 3772

Colliers
Engineering & Design

Memorandum

To: Gloria Perez

From: Dronix Suarez

Date: November 2, 2026

Subject: Shoreline Restoration – Landshore Enterprises

Project No.: 26001393A

Good morning, Gloria,

Colliers Engineering & Design (CED) provides the following summary of the completed shoreline restoration work performed by Landshore Enterprises within Cutler Cay.

Scope of Work

The work included restoration of approximately 665 linear feet of eroded shoreline at three lake-bank areas:

- Area 1: Approximately 80 feet in the common area north of the fountain.
- Area 2: Approximately 200 feet between Lots 7786 and 7794.
- Area 3: Approximately 385 feet between Lots 7746 and 18862.

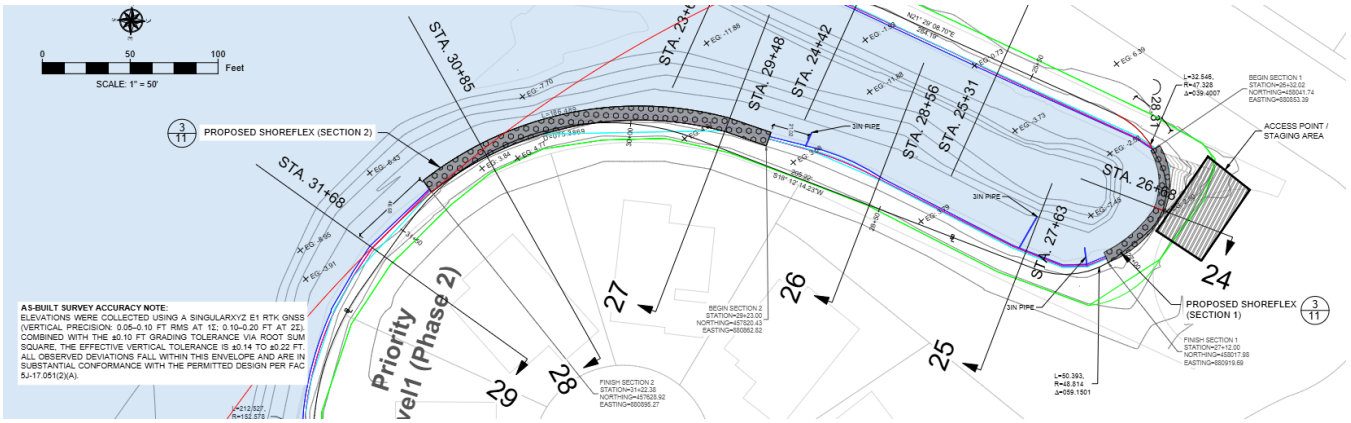


Approximate work areas

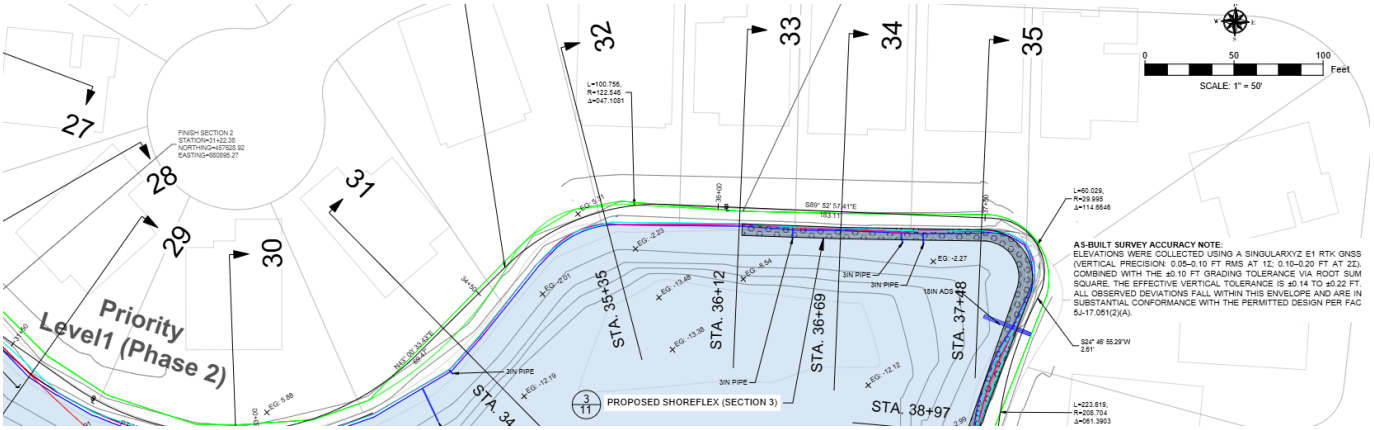
Colliers
Engineering & Design

The restoration included regrading and preparing the damaged lake banks, addressing vertical soil erosion and horizontal recession, and establishing stable slopes for installation of the ShoreFlex shoreline-stabilization system.

Interconnected concrete erosion-control blocks were installed along the prepared banks and secured to reduce future erosion from water movement and runoff. Disturbed areas were backfilled and graded, with vegetation and landscaping restored around the installation.



Approved as- built plans



Approved as- built plans

Current Status

The shoreline restoration work has been completed, and the District Engineer has finalized the inspection.

The signed payment release packages and the Town's final permit inspection slip have been sent to the District Manager for payment processing and District records.

Colliers Engineering & Design

TECHNICAL SPECIFICATIONS: SECTION 02485

SHORELINE RESTORATION AND SHOREFLEX SYSTEM INSTALLATION

PART 1 - GENERAL

1.1 SCOPE OF WORK

A. The work under this section includes furnishing all labor, materials, equipment, supervision, erosion control devices, grading, earthwork, geotextile fabric, and the ShoreFlex articulating concrete block mat system necessary to restore approximately 665 linear feet of eroded lake-bank shoreline across three designated sections within Cutler Cay. B. Project Work Areas:

- Area 1: Approximately 80 linear feet in the common area north of the fountain (Sta. $26+68$ to $27+12$).
- Area 2: Approximately 200 linear feet between Lots 7786 and 7794 (Sta. $29+23$ to $31+22$).
- Area 3: Approximately 385 linear feet between Lot 7746 and 18862 (Sta. $36+00$ to $39+87$). C. All work shall be executed in strict accordance with approved engineering plans, permits, and manufacturer installation guidelines for articulating concrete block revetments.

1.2 SUBMITTALS

- A. Product Data: Manufacturer technical specifications, physical characteristics, and installation guidelines for the ShoreFlex articulating concrete block mat system (interconnected concrete blocks embedded in high-strength geotextile/grid). B. Geotextile Fabric: Specifications and manufacturer certification for the underlayment non-woven geotextile filter fabric. C. Concrete Quality: Compressive strength test reports for precast concrete blocks (minimum $4,000\text{ PSI}$ at 28 days). D. Erosion Control Plan (ECP) / SWPPP: Details for floating and staked turbidity barriers, inlet protection, and staging area containment.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. ShoreFlex Articulating Concrete Block (ACB) Mat:
- Precast concrete blocks of uniform weight and dimensions, interconnected securely via high-strength synthetic cables, geogrids, or geotextile backings designed to allow vegetation growth through and between blocks.
- Concrete compressive strength: Minimum $4,000\text{ PSI}$ at 28 days, resistant to freeze-thaw degradation and aquatic environments. B. Geotextile Underlayment Filter Fabric:
- Needle-punched non-woven geotextile fabric conforming to AASHTO M288 (Class 1 or 2), designed to permit water migration while retaining subgrade fines and preventing soil

Colliers Engineering & Design

piping through the revetment. C. Anchoring Hardware: Stainless steel or galvanized ground anchors, duckbill anchors, or cable terminations as specified by the manufacturer for crest and toe trench securing. D. Topsoil and Vegetation: Clean, fertile topsoil free of roots and stones, coupled with sod (Floratam St. Augustine or native shoreline grasses) matching existing community landscaping.

PART 3 - EXECUTION

3.1 ENVIRONMENTAL & EROSION CONTROLS

- A. Prior to initiating any earthwork or shoreline grading, the contractor shall install Type I floating turbidity barriers in the lake and staked turbidity barriers along the landward construction limits to completely contain suspended sediments. B. Silt fencing and inlet protection shall be maintained throughout the duration of construction.

3.2 SITE PREPARATION & GRADING

- A. Regrading & Sloping: Excavate and regrade the eroded lake banks to remove vertical slipouts, scours, and over-steepened slopes. Establish a stable, uniform slope as detailed in the engineering plans. B. Compaction: Compact the prepared subgrade to a minimum of 95% maximum dry density (AASHTO T-180) to eliminate voids and settlement risks. C. Trenching: Excavate anchor trenches at the crest (top of slope) and toe (bottom / water interface) of the shoreline embankment to secure the edges of the ShoreFlex mat system.

3.3 GEOTEXTILE AND SHOREFLEX MAT INSTALLATION

- A. Geotextile Placement: Roll out non-woven geotextile filter fabric smoothly over the prepared, compacted subgrade, overlapping adjacent panels a minimum of 24 inches in the direction of water flow. Secure with anchoring pins. B. Mat Deployment: Unroll or place the ShoreFlex articulating concrete block mats down the slope over the geotextile filter fabric. Ensure proper alignment, tension, and close contact with the subgrade without bridging over depressions. C. Interlocking & Securing: Fasten adjacent mats securely per manufacturer instructions. Anchor the top crest and bottom toe of the mats inside the excavated anchor trenches using mechanical ground anchors or concrete embedment, then backfill and compact trenches to final grade.

3.4 RESTORATION AND SITE CLEANUP

- A. Backfill disturbed areas above the revetment with approved topsoil and install solid sod to match existing community turf. B. Hand-rake and restore all staging areas, access paths, and landscaping disturbed by equipment operations. C. Upon final inspection by the District Engineer, remove all temporary turbidity barriers, silt fences, and construction debris from the site.

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Eugene Collings-Bonfill, P.E., PSM, PMP, CFM, DBIA

District Engineer

Florida PE License No. 77583

Colliers Engineering & Design

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Colliers
Engineering & Design

Memorandum

To: Gloria Perez

From: Dronix Suarez

Date: October 5, 2026

Subject: Shoreflex Repair -Landshore Enterprises 19049 SW 80th Ct

Project No.: 26001393A

Good morning, Gloria,

Colliers Engineering & Design (CED) provides the following summary of the completed shoreflex restoration work performed by Landshore Enterprises within Cutler Cay.

Scope of Work

Restoration of shoreflex in area of 19049 SW 80th Ct

Recommendation

Site visit to determine extent of inadequacy

Next Steps

District engineer to conduct site visit.

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SECTION 01000 — TECHNICAL SPECIFICATIONS & SCOPE OF WORK

PROJECT: PHASE II DRAINAGE REPAIRS & SHOREFLEX REVETMENT SYSTEM

PART 1 — GENERAL & FINANCIAL SUMMARY

1.1 CONTRACTING ENTITY

- **Contractor:** Worldwide Distributors Inc. dba Elighting / Hea onstruction Group (HCG)
- **Owner:** Community Development District (CDD)

1.2 FINANCIAL BREAKDOWN &

- **Baseline Proposal (HCG):** $135,688.00
- **Approved Additional Work — FrenchDrainInsta allation:** +$10,000.00
- **Approved Additional Work — Driveway Catch Basin Apron (19468 SW 80th Ct):** +$4,
- **Board Approved Deduction — Delineator/Separator Removal:** -$19,865.00
- **Adjusted Total Agreeme t Cost: $153,710.00**
- **Board Authorized Not-To-Exceed (NTE) Limit: $160,000.00**

PART 2 — DETAILED SCOPE OF WORK & SPECIFICATIONS

2.1 DRIVEWAY CATCH BASIN CONCRETE APRON REPAIR

- **Location:** 19468 SW 80th Court
- **Scope of Work:**
    1. Saw-cut and remove existing deteriorated concrete around the d inlet.
    2. Excavate and sub-grade preparation, compacting soil base to 98% Modified Proctor density.
    3. Form and pour a **6-inch thick concrete apron** surrounding the catch basin structure using 4,000 PSI concrete reinforced with fiber or #4 rebar grid.
    4. Match existing driveway grade to ensure proper drainage runoff flow e catch basin without ponding.
    5. Apply curing compound and allow pr er cure time prior to opening for vehicular traffic.

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2.2 MAIN ENTRANCE SCOPE ADJUSTMENTS

- **Scope Revision:**
    - The line item for traffic delineators, signs, striping/markings, and Lena traffic separators at the main entrance guardhouse area has been **omitted/removed** per Board authorization (Deduction of $19,865.00).
    - Main entrance work is restricted exclusively to underground drainage structure cleaning, pipe jetting, and structural inlet repairs as outlined in the base contract.

2.3 PRIORITY ADA DETECTABLE WARNING MAT REPLACEMENTS

- **Schedule & Priority:** Work to commence immediately; no building/engineering permits are required for mat replacement.
- **Scope of Work:**
    1. Remove worn, damaged, or non-compliant ADA truncated dome mats at designated curb ramps.
    2. Prep surface by grinding or cleaning substrate to ensure complete adhesion.
    3. Install heavy-duty composite truncated dome ADA mats per Florida Department of Transportation (FDOT) and ADA Standards for Accessible Design.
    4. Seal edges with high-grade polyurethane sealant to prevent moisture intrusion and lifting.

2.4 FRENCH DRAIN REPAIR & UPGRADE

- **Location:** Designated CDD Drainage Easement / Phase II Area
- **Scope of Work:**
    1. Excavate trench to engineered depth along specified runoff path.
    2. Install heavy-duty non-woven geotextile filter fabric lining the trench.
    3. Install 6-inch or 8-inch perforated HDPE pipe with filter sock connected to existing discharge structures.
    4. Backfill trench with washed #57 stone aggregate.
    5. Lap geotextile fabric over aggregate top layer and restore surface with soil and sod/re-vegetation.

2.5 SHOREFLEX CONCRETE MAT REVETMENT SYSTEM & REPAIR SPECIFICATION

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- **Location:** Lake Bank Erosion Control Areas, Outfall Channels, and Drainage Discharge Points within Phase II.
- **System Overview & Performance Criteria:**
    - **System Type:** ShoreFlex Articulating Concrete Block (ACB) Mat System or approved equal engineered open-block revetment mat.
    - **Purpose:** To permanently stabilize littoral slopes, prevent wave-action and stormwater runoff erosion, and permit vegetative root penetration through open block configurations.
- **Detailed Execution Steps:**

0. **Site Evaluation, Slumping Assessment & Demolition:**
    - Inspect failed or eroded bank areas. Remove undermined sod, loose soils, failing geotextile fragments, and foreign debris.
    - Cut back vertical or over-steepened bank slips to establish a stable, uniform slope gradient (not exceeding a 3:1 horizontal to vertical ratio, unless specifically detailed by the District Engineer).
1. **Subgrade Preparation & Compaction:**
    - Compact the re-graded subgrade soils using mechanical compaction equipment to achieve a minimum of 95% Standard Proctor density to prevent future sub-slope settlement or void creation.
    - Smooth the subgrade surface, ensuring the complete elimination of sharp rocks, tree roots, or protruding objects that could puncture or compromise the underlying geosynthetics.
2. **Geotextile Filter Fabric Installation:**
    - Install a Class 1 heavy-duty, non-woven polypropylene geotextile filter fabric directly over the prepared subgrade.
    - Ensure all adjacent fabric panels overlap by a **minimum of 18 inches** in the direction of anticipated water flow to prevent soil piping and migration.
    - Secure the top edge of the geotextile in a dedicated anchor trench at the crest of the slope.
3. **ShoreFlex Mat Deployment & Anchoring:**

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- Unroll or crane-position the ShoreFlex articulating concrete block mats down the prepared slope. Avoid dropping or dragging mats in a manner that distorts the grid matrix.
- Anchor the top margin of the mat system inside a continuous anchor trench (minimum dimensions: 2 feet wide by 2 feet deep), backfilled with compacted soil or crushed stone as specified.
- Interlock and cable-secure adjoining mat sections per manufacturer specifications to guarantee structural continuity under hydraulic stress.
- Secure the toe (bottom) of the revetment below the normal water line or scour line using deadman anchors, structural trenching, or specified toe-pins.

4. **Top-soil Infill & Vegetation Establishment:**

- Following mat placement, backfill the open void spaces of the ShoreFlex concrete blocks with high-grade topsoil or clean stone aggregate.
- Broadcast native turfgrass seed or install hydromulch over the completed mat matrix to promote root infiltration through the open cells, ensuring permanent root-mat lock and aesthetic green-belt restoration.

PART 3 — EXECUTION & SCHEDULE

1. **Permitting:** Fast-track non-permitted items (ADA mat replacements and isolated concrete apron work). Acquire District / County permits for French drain and outfall work as required prior to excavation.
2. **Site Safety & Traffic Control:** Provide pedestrian safety barricades around active work areas (especially 19468 SW 80th Ct driveway and sidewalk mat replacement zones).
3. **Clean-up & Restoration:** All disturbed grassed areas to be regraded, prepped, and restored with matching St. Augustine or Bahia sod upon completion of mechanical work.

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Memorandum

To: Gloria Perez

From: Dronix Suarez

Date: November 2, 2026

Subject: Clubhouse Sidewalk Restoration – Headley Construction Group

Project No.: 26001393A

Good morning, Gloria,

Colliers Engineering & Design (CED) provides the following update on the sidewalk restoration work near the Cutler Cay clubhouse.

Scope of Work

The scope includes reconstructing sidewalk transitions at four reported locations around the clubhouse, including:

- Removal and replacement of damaged sidewalk slabs and correction of transitions affected by tree roots.
- Installation of root barriers at the affected locations included in the authorized work.
- Reconstruction of affected curb and gutter and restoration of adjacent asphalt where disturbed.
- Restoration of thermoplastic pavement markings following the required engineering inspection.

Current Status

During the October 6 inspection with the District Engineer and Headley Construction Group, uneven transitions to the roadway were identified at all four corners near the clubhouse.

Next Steps

Headley has completed the restoration, and it is acceptable. Thermoplastic striping to be restored.

CDD to begin approval process of performed work.

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Eugene Collings-Bonfill, P.E., PSM, PMP, CFM, DBIA

District Engineer

Florida PE License No. 77583

Colliers Engineering & Design

Colliers Engineering & Design

TECHNICAL SPECIFICATIONS: SECTION 02770

SIDEWALK, CURB, AND ADA RAMP RESTORATION

PART 1 - GENERAL

1.1 SCOPE OF WORK

A. The work under this section includes furnishing all labor, materials, equipment, saw-cutting, demolition, excavation, subgrade compaction, concrete placement, finishing, curing, and ADA-compliant truncated dome mats necessary for the complete restoration of damaged sidewalks, concrete curbs, gutters, and wheelchair ramps within the District. B. All work shall conform to the requirements of the Americans with Disabilities Act (ADA) Standards for Accessible Design, Miami-Dade County Public Works Manual, and Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction (Latest Edition).

1.2 SUBMITTALS

A. **Concrete Mix Design:** Submit manufacturer specifications and mix design for Class I concrete (minimum 3,000 PSI compressive strength at 28 days). B. **ADA Detectable Warning Mat:** Product data and certification for pre-formed or cast-in-place red composite truncated dome mats ($4'\times 2'$ dimensions). C. **Subgrade Compaction Reports:** Independent laboratory density test results confirming required subgrade and base compaction.

PART 2 - PRODUCTS

2.1 MATERIALS

A. **Concrete:** Portland Cement Type I/II conforming to ASTM C150. Minimum compressive strength $f'_c = 3,000\text{ PSI}$ at 28 days. Maximum water-cement ratio of 0.45. B. **Aggregate:** Clean, graded stone and sand conforming to ASTM C33. C. **Expansion Joint Material:** Preformed joint filler (1/2-inch thick) conforming to ASTM D1751 (bituminous fiber). D. **Curing Compound:** Liquid membrane-forming curing compound complying with ASTM C309. E. **Truncated Dome Mats:** Federal red color (nominal #20109), UV-stable, fiberglass or polymer composite wet-set replaceable panels with slip-resistant truncated domes.

PART 3 - EXECUTION

3.1 DEMOLITION AND REMOVAL

A. **Saw-Cutting:** Existing sidewalks and curbs designated for removal shall be full-depth saw-cut along neat, straight lines perpendicular or parallel to the nearest joint or edge. Partial-flag patching of sidewalks is strictly prohibited; full flag (slab-to-slab) or joint-to-joint removal and replacement is required. B. **Removal:** Carefully remove broken or damaged concrete without damaging adjacent structures, landscaping, or irrigation lines. Dispose of debris off-site in accordance with local environmental regulations.

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3.2 SUBGRADE PREPARATION AND COMPACTION

A. The subgrade shall be excavated to the required depth to accommodate a minimum 4-inch compacted thickness of clean select fill or crushed limerock base. B. The subgrade shall be compacted to a minimum of 95% of the maximum dry density determined by AASHTO T-180. C. Proof-rolling shall be performed to verify stability prior to concrete placement. Any soft, yielding, or organic material shall be removed and replaced with approved compacted backfill.

3.3 FORMWORK AND REINFORCEMENT

A. Forms shall be wood or steel, straight, free from warp, and of sufficient strength to resist lateral pressure without deflection. Forms shall be securely staked, braced, and set to true line and established grade. B. Sidewalks shall be constructed with a minimum thickness of 4 inches (reinforced to 6 inches across residential or commercial driveway aprons) and shall feature a transverse cross-slope of $1/4$ inch per foot (2%) toward the roadway or drainage swale to ensure proper positive drainage. C. Expansion joints ($1/2$-inch thick) shall be placed at intervals not exceeding 20 feet, between new concrete and existing structures, and around utility boxes or poles. Contraction joints (control joints) shall be tooled at intervals equal to the width of the sidewalk slab (typically 5 feet).

3.4 ADA SIDEWALK RAMP CONSTRUCTION

A. Wheelchair ramps shall be constructed in strict compliance with ADA guidelines, maintaining a maximum running slope of $1:12$ (8.33%) and a maximum cross-slope of $1:48$ (2.08%). B. Truncated dome detectable warning mats ($4'\times 2'$ standard size) shall be embedded into the fresh concrete across the full width of the ramp opening, aligned radially or perpendicular to the curb line, maintaining proper contrast with the surrounding concrete.

3.5 CURB AND GUTTER RESTORATION

A. Curbs (Type F, D-Curb, or as designated in plans) shall be restored joint-to-joint. B. Concrete shall be placed, consolidated, screeded, and finished to match the profile of the existing adjacent curb.

3.6 FINISHING, CURING, AND PROTECTION

A. **Finishing:** Concrete surfaces shall be floated and given a light broom finish perpendicular to the direction of pedestrian travel to provide a non-slip surface. Edges and joints shall be finished with an appropriate edging tool. B. **Curing:** Apply liquid membrane-forming curing compound immediately after finishing, or cure via wet burlap methods for a minimum of 72 hours. C. **Protection:** Barricade new sidewalk and curb installations to prevent pedestrian and vehicular traffic for a minimum of 72 hours. Any concrete damaged by premature traffic or vandalism shall be removed and replaced at the contractor's expense.

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Memorandum

To: Gloria Perez

From: Dronix Suarez

Date: November 2, 2026

Subject: Tract C Pipe Cleaning and CCTV Inspection

Project No.: 26001393A

Good morning, Gloria,

Colliers Engineering & Design (CED) provides the following update on the Tract C storm-drain pipe cleaning and closed-circuit television (CCTV) inspection.

Scope of Work

The reported scope consists of cleaning and inspecting approximately 230 linear feet of 18-inch storm-drain pipe, extending from Structure SD124 to the outfall at the south pond/lake within Tract C. The work includes:

- Vacuum cleaning and controlled dewatering with sediment and turbidity controls.
- CCTV recording after cleaning to document pipe condition, obstructions, defects, and recommended repairs.
- Removal and disposal of collected debris and liquids at authorized facilities in accordance with the Class V permit.

Current Status

Raptor Vac-Systems began work on September 30, 2026, but could not complete the pipe cleaning and CCTV inspection. During an attempt to dewater the pipe from the lakeside, an approximately 6-foot outlet segment reportedly floated out of place. The segment reportedly remains underwater at approximately a 45-degree angle.

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Next Steps

CED is coordinating a site visit with Raptor Vac-Systems to evaluate the displaced outlet segment and determine the next steps for completing the remaining cleaning and CCTV inspection.

CED to schedule site visit on the week of 11/9/2026

Eugene Collings-Bonfill, P.E., PSM, PMP, CFM, DBIA

District Engineer

Florida PE License No. 77583

Colliers Engineering & Design

Colliers Engineering & Design

TECHNICAL SPECIFICATIONS: SECTION 02580

PIPELINE CLEANING AND CLOSED-CIRCUIT TELEVISION (CCTV) INSPECTION

PART 1 - GENERAL

1.1 SCOPE OF WORK

A. The work under this section includes furnishing all labor, supervision, specialized equipment, water, tools, traffic control, and incidentals necessary to perform high-pressure water jet cleaning, debris removal, roots and obstruction cutting, and Closed-Circuit Television (CCTV) inspection of designated storm drainage pipelines, french drains, and outfalls. B. The contractor shall capture high-resolution digital video and produce comprehensive defect logging and reporting for all inspected pipeline segments to assist the District Engineer in identifying structural failures, joint separations, exfiltration points, and sources contributing to shoreline erosion or structural destabilization.

1.2 SUBMITTALS

A. **Contractor Qualifications:** Proof of minimum 3 years of documented experience in municipal storm drainage cleaning and NASSCO PACP-certified CCTV inspection. B. **Equipment Data:** Manufacturer specifications for the CCTV camera system, high-pressure jetting units, and measurement calibration certificates. C. **Sample Reports:** Sample CCTV inspection logs, digital video file formats, and defect observation reports prior to commencing work. D. **Traffic Control Plan (TCP):** A site-specific MOT plan in compliance with the Manual on Uniform Traffic Control Devices (MUTCD) and local jurisdiction requirements.

PART 2 - EXECUTION

2.1 PRE-CLEANING AND PREPARATION

A. **Flow Control & Bypassing:** The contractor shall provide all necessary labor, equipment, and plugs to control, manage, or divert existing drainage flows to ensure an unobstructed view of the pipe invert and crown during inspection. B. **High-Pressure Cleaning:**

1. Prior to CCTV inspection, all designated pipelines shall be thoroughly cleaned using a high-pressure water jet (vacuum/jet combination truck) designed for sanitary and storm sewer maintenance.
2. Cleaning shall remove all accumulated silt, sand, gravel, grease, debris, and foreign objects.
3. **Root Removal:** Where roots are present, the contractor shall utilize specialized root-cutting attachments (such as high-pressure rotary cutters or mechanical saws) operated via water-jet or winch assemblies to completely sever and remove root masses from pipe joints without damaging the pipe structure. C. **Environmental & Erosion Controls:**

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4. In environmentally sensitive areas near lakes, canals, and outfalls, appropriate sediment and erosion controls (such as inlet protection filters, gravel bags, and floating or staked turbidity barriers) must be installed and maintained.

5. Wash water, silt, and debris dislodged during cleaning shall be captured and prevented from discharging into open water bodies or storm management systems in violation of environmental permits.

2.2 CCTV INSPECTION STANDARDS

A. **Camera Equipment:**

1. Inspections shall be performed using a self-propelled, crawler-mounted digital color pan-and-tilt camera system capable of rotating 360° on the radial axis and 270° on the panning axis.

2. The camera lighting system shall provide clear, adjustable illumination of the entire pipe interior periphery, joints, and wall surfaces without causing glare or blind spots from reflective surfaces. B. **Distance Measurement:**

3. The inspection system must feature a continuous electronic footage counter displayed on-screen, measuring distance from the starting structure (manhole, catch basin, or inlet) to the termination structure.

4. Footage counter accuracy shall be calibrated to within a tolerance of ± 2 feet per 100 feet of pipe length. C. **Operational Speed:** The camera shall be pulled through the pipeline at a uniform speed not to exceed 30 feet per minute. Panning and tilting shall be performed at structural anomalies, connections, and defects.

2.3 INSPECTION PARAMETERS & DEFECT IDENTIFICATION

The CCTV operator must specifically focus on, pause, pan, and document critical structural and functional failure points that lead to soil loss, exfiltration, and shoreline erosion, including: A. **Joint Separations & Offset Joints:** Documenting gaps, angular deflections, or misalignments that permit surrounding backfill soil to be drawn into the pipe via groundwater flow or water level fluctuations. B. **Structural Cracks & Fractures:** Identifying circumferential, radial, or longitudinal cracks, structural deformation, collapsing pipe segments, or missing sections. C. **Void Detection / Soil Loss:** Noting exterior soil washout zones, indicated by surface depressions, cavities, voids, or missing bedding/backfill material around the exterior of the pipe. D. **Root Infiltration:** Documenting the exact footage location, clock position, and severity of root intrusion through compromised joints or cracks. E. **Service Connections & Outfalls:** Verifying the condition of lateral connections and confirming that outfall structures discharging into lakes or canals are clear and structurally sound.

PART 3 - DELIVERABLES & REPORTING

3.1 DIGITAL VIDEO DELIVERABLES

A. The contractor shall deliver unedited digital video recordings in high-definition format (minimum 1080p resolution) compatible with standard media players. B. Video files must feature clear on-screen text overlays displaying project name, structure-to-structure pipe ID numbers, continuous footage counter, date, and operator information.

3.2 INSPECTION REPORTS & LOGS

A. **Defect Observation Log:** A comprehensive written report listing exact footage distances, timestamps, clock positions, and standardized descriptions for every structural defect, joint condition, root intrusion, and anomaly observed. B. **As-Built & Mapping Verification:** The report shall verify pipe material types (e.g., PVC, HDPE, concrete, corrugated metal), diameter sizes, and flow directions to assist the District Engineer in preparing accurate repair packages.

Cutler Cay
Community Development District

Financial Report For
September 2026

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2026

REVENUES	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
Administrative Assessments	119,701	456	123,128
Maintenance Assessments	720,106	0	721,529
Debt Assessments - 2021 Refunding	773,141	0	774,532
Other Revenue	0	0	0
Interest Income	2,400	0	61,794
Total Revenues	**$ 1,615,348**	**$ 456**	**$ 1,680,983**
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	0	6,600
Payroll Taxes (Employer)	560	0	505
Management	34,308	2,859	34,308
Secretarial	4,200	350	4,200
Legal	25,000	500	21,533
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,600	0	3,600
Arbitrage Rebate Fee	0	0	0
Insurance	15,000	0	14,186
Legal Advertisements	5,000	0	6,770
Miscellaneous	4,250	95	1,946
Postage	1,000	0	655
Office Supplies	1,375	28	1,278
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	4,246
Continuing Disclosure Fee	350	350	350
Website Management	2,000	166	2,000
Bank Service Charges	0	0	1,546
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 115,518**	**$ 11,848**	**$ 111,398**
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	**$ 680,500**	**$ 12,532**	**$ 385,924**
Total Expenditures	**$ 796,018**	**$ 24,380**	**$ 497,322**
Revenues Less Expenditures	**$ 819,330**	**$ (23,924)**	**$ 1,183,661**
2021 Bond Refinancing Payments	(726,753)	0	(741,099)
Balance	**$ 92,577**	**$ (23,924)**	**$ 442,562**
County Appraiser & Tax Collector Fee	(30,859)	0	(15,626)
Discounts For Early Payments	(61,718)	0	(54,070)
Excess/ (Shortfall)	**$ -**	**$ (23,924)**	**$ 372,866**
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	**$ -**	**$ (23,924)**	**$ 372,866**

Bank Balance As Of 9/30/26	**$ 2,343,738.05**
Accounts Payable As Of 9/30/26	**$ 138,897.09**
Accounts Receivable As Of 9/30/26	**$ 1,655.74**
Reserve For Project/Lake Bank Erosion As Of 9/30/26	**$ 38,649.00**
Reserve For Roads Maintenance As Of 9/30/26	**$ 257,900.00**
Reserve For Stormwater Drainage As Of 9/30/26	**$ 122,800.00**
Reserve For Pipe Repairs Project As Of 9/30/26	**$ 208,000.00**
Reserve For Entry Features As Of 9/30/26	**$ -**
Reserve For Guardhouse Exterior Maintenance As Of 9/30/26	**$ -**
Available Funds As Of 9/30/26	**$ 1,579,147.70**

Landshore Enterprises Invoices For $101,776 Deducted From Reserve In Sept. 2026.

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT - MAINTENANCE
SEPTEMBER 2026

MAINTENANCE EXPENDITURES	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
Lakes Maintenance	10,000	769	7,878
Field Operations	12,000	1,000	12,000
Traffic Enforcement	10,000	0	6,341
Water Features Maintenance (Southern Entrance/Exit)	35,000	1,200	39,800
Sidewalk Maintenance/Repairs	18,000	0	19,690
Engineering/Inspections	50,000	0	13,457
Street Signage	5,000	0	350
Lake Fountain Maintenance	10,000	0	0
Water & Sewage	2,500	0	214
FPL - Electrical Utility	115,000	9,563	116,232
Retention Wall Maintenance	0	0	32,790
Perimeter Wall (Off Old Cutler Road)	15,000	0	0
Lake Bank Erosion Restoration Project	0	0	104,576
Stormwater Drainage System Pipe Repairs Project-Phase 2	175,000	0	0
Entry Features Maintenance/Reserve	7,000	0	0
Guardhouse Exterior Maintenance/Reserve	8,000	0	10,451
Contingency/Reserve	60,000	0	0
Roads Maintenance/Reserve	90,000	0	9,635
Stormwater Drainage/Reserve	58,000	0	12,160
Miscellaneous Maintenance	0	0	350
TOTAL MAINTENANCE EXPENDITURES	**$ 680,500**	**$ 12,532**	**$ 385,924**

Cutler Cay Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25- Sept 26	25/26 Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
363.100 · Administrative Assessments	123,128.04	119,701.00	3,427.04	102.86%
363.101 · Maintenance Assessments	721,528.77	720,106.00	1,422.77	100.2%
363.810 · Debt Assessments	774,532.43	773,141.00	1,391.43	100.18%
363.820 · Debt Assessment - Pd To Trustee	-741,098.73	-726,753.00	-14,345.73	101.97%
363.830 · Cty Appraiser & Tax Coll Fee	-15,626.11	-30,859.00	15,232.89	50.64%
363.831 · Discounts For Early Payments	-54,070.04	-61,718.00	7,647.96	87.61%
369.401 · Interest Income	61,793.73	2,400.00	59,393.73	2,574.74%
Total Income	870,188.09	796,018.00	74,170.09	109.32%
Expense				
512.829 · Perim. Wall (Off Old Cutler Rd)	0.00	15,000.00	-15,000.00	0.0%
512.827 · Traffic Enforcement	6,341.27	10,000.00	-3,658.73	63.41%
511.758 · FPL - Electrical	116,231.53	115,000.00	1,231.53	101.07%
511.756 · Water & Sewage	213.94	2,500.00	-2,286.06	8.56%
511.752 · Fountain Maintenance	0.00	10,000.00	-10,000.00	0.0%
511.751 · Street Signage	350.00	5,000.00	-4,650.00	7.0%
511.307 · Sidewalk Maint/ Repairs	19,690.00	18,000.00	1,690.00	109.39%
511.122 · Payroll tax expenses	504.90	560.00	-55.10	90.16%
511.131 · Supervisor Fee	6,600.00	7,000.00	-400.00	94.29%
511.301 · Lakes Maintenance	7,878.00	10,000.00	-2,122.00	78.78%
511.304 · Field Operations	12,000.00	12,000.00	0.00	100.0%
511.825 · Retention Wall Repairs	32,789.50	0.00	32,789.50	100.0%
511.306 · Water Feat. Maint. S Enter/Exit	39,800.00	35,000.00	4,800.00	113.71%
511.309 · Miscellaneous Maintenance	350.00	0.00	350.00	100.0%
511.310 · Engineering/Inspections	13,457.43	50,000.00	-36,542.57	26.92%
512.823 · Lake Bank Erosion Rest Project	104,576.29	0.00	104,576.29	100.0%
512.824 · Stormwater Pipe Project-Phase 2	0.00	175,000.00	-175,000.00	0.0%
511.754 · Guardhouse Ext Maintenance/Reserve	10,451.16	8,000.00	2,451.16	130.64%
511.753 · Entry Feature Maintenance/Reserve	0.00	7,000.00	-7,000.00	0.0%
511.305 · Contingency/Reserve	0.00	60,000.00	-60,000.00	0.0%
511.302 · Roads Maintenance/Reserve	9,635.00	90,000.00	-80,365.00	10.71%
511.303 · Stormwater Drainage/Reserve	12,160.00	58,000.00	-45,840.00	20.97%
511.311 · Management Fees	34,308.00	34,308.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	21,532.50	25,000.00	-3,467.50	86.13%
511.318 · Assessment/Tax Roll	7,500.00	7,500.00	0.00	100.0%
511.320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
511.450 · Insurance	14,186.00	15,000.00	-814.00	94.57%
511.480 · Legal Advertisements	6,769.54	5,000.00	1,769.54	135.39%
511.512 · Miscellaneous	3,493.33	4,250.00	-756.67	82.2%
511.513 · Postage and Delivery	654.52	1,000.00	-345.48	65.45%
511.514 · Office Supplies	1,277.75	1,375.00	-97.25	92.93%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,246.25	4,200.00	46.25	101.1%
511.734 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
Total Expense	497,321.83	796,018.00	-298,696.17	62.48%
Net Ordinary Income	372,866.26	0.00	372,866.26	100.0%
Net Income	**372,866.26**	**0.00**	**372,866.26**	**100.0%**

CUTLER CAY CDD
TAX COLLECTIONS
2025-2026

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maint Assessment Income (Before Discounts & Fees)	Debt - Bond Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maint Assessment Income (After Discounts & Fees)	Debt - Bond Assessment Income (After Discounts & Fees)	Debt - Bond Assessment Paid to Trustee
									$ 1,612,959	**$ 119,705**	**$ 720,110**	**$ 773,144**	**$ 119,705**	**$ 720,110**	**$ 773,144**	
									$ 1,522,771	**$ 115,518**	**$ 680,500**	**$ 726,753**	**$ 115,518**	**$ 680,500**	**$ 726,753**	**$ 726,753**
1	1	Miami-Dade Tax Collector	12/05/25	NAV Taxes	$ 929,396.23		$ (8,922.28)	$ (37,168.92)	$ 883,305.03	$ 68,961.20	$ 414,975.42	$ 445,459.61	$ 65,541.23	$ 394,395.70	$ 423,368.10	$ 423,368.10
2	2	Miami-Dade Tax Collector	11/12/25	NAV Taxes	$ 9,467.13		$ (90.89)	$ (378.69)	$ 8,997.55	$ 702.46	$ 4,227.07	$ 4,537.60	$ 667.62	$ 4,017.40	$ 4,312.53	$ 4,312.53
3	3	Miami-Dade Tax Collector	11/28/25	NAV Taxes	$ 128,757.66		$ (1,236.35)	$ (5,122.70)	$ 122,398.61	$ 9,553.81	$ 57,490.30	$ 61,713.55	$ 9,082.03	$ 54,650.98	$ 58,665.60	$ 58,665.60
4	4	Miami-Dade Tax Collector	12/24/25	NAV Taxes	$ 81,760.05		$ (788.37)	$ (2,919.58)	$ 78,052.10	$ 6,066.60	$ 36,505.86	$ 39,187.59	$ 5,791.47	$ 34,850.26	$ 37,410.37	$ 37,410.37
5	5	Miami-Dade Tax Collector	11/17/25	NAV Taxes	$ 89,743.01		$ (861.54)	$ (3,589.75)	$ 85,291.72	$ 6,658.94	$ 40,070.25	$ 43,013.82	$ 6,328.66	$ 38,082.75	$ 40,880.31	$ 40,880.31
6	6	Miami-Dade Tax Collector	11/25/25	NAV Taxes	$ 30,878.20		$ (293.92)	$ (1,485.29)	$ 29,098.99	$ 2,291.16	$ 13,787.12	$ 14,799.92	$ 2,159.15	$ 12,992.70	$ 13,947.14	$ 13,947.14
7	7	Miami-Dade Tax Collector	01/09/26	NAV Taxes	$ 82,036.97		$ (796.01)	$ (2,438.00)	$ 78,802.96	$ 6,087.12	$ 36,629.50	$ 39,320.35	$ 5,847.06	$ 35,185.55	$ 37,770.35	$ 37,770.35
8	8	Miami-Dade Tax Collector	02/28/26	NAV Taxes	$ 28,864.45		$ (282.88)	$ (577.29)	$ 28,004.28	$ 2,141.74	$ 12,887.98	$ 13,834.73	$ 2,133.47	$ 12,477.12	$ 13,393.69	$ 13,393.69
9	Int - 1	Miami-Dade Tax Collector	01/26/26	Interest		$ 1,373.43			$ 1,373.43	$ 1,373.43			$ 1,373.43			$ -
10	9	Miami-Dade Tax Collector	03/11/26	NAV Taxes	$ 30,627.36		$ (303.38)	$ (288.10)	$ 30,035.88	$ 2,272.55	$ 13,675.12	$ 14,679.69	$ 2,228.67	$ 13,411.02	$ 14,396.19	$ 14,396.19
11	10	Miami-Dade Tax Collector	04/17/26	NAV Taxes	$ 92,692.86		$ (925.91)	$ (101.72)	$ 91,665.23	$ 6,877.81	$ 41,387.36	$ 44,427.69	$ 6,801.56	$ 40,928.52	$ 43,935.15	$ 43,935.15
12	Int - 2	Miami-Dade Tax Collector	04/24/26	Interest		$ 334.22			$ 334.22	$ 334.22			$ 334.22			$ -
13	11	Miami-Dade Tax Collector	05/15/26	NAV Taxes/Interest	$ 33,822.12	$ 631.19	$ (344.54)		$ 34,108.77	$ 3,140.79	$ 15,101.58	$ 16,210.94	$ 3,115.23	$ 14,947.74	$ 16,045.80	$ 16,045.80
14	Int - 3	Miami-Dade Tax Collector	10/17/25	Interest		$ 343.67			$ 343.67	$ 343.67			$ 343.67			$ -
15	12	Miami-Dade Tax Collector	10/07/25	NAV Taxes/Interest	$ 3,181.85	$ 286.37	$ (34.68)		$ 3,433.54	$ 257.35	$ 1,548.57	$ 1,662.30	$ 254.74	$ 1,533.10	$ 1,645.70	$ 1,645.70
16	13	Miami-Dade Tax Collector	06/17/26	NAV Taxes/Interest	$ 16,091.39	$ 410.94	$ (165.01)		$ 16,337.32	$ 1,224.48	$ 7,368.29	$ 7,909.56	$ 1,212.24	$ 7,294.61	$ 7,830.47	$ 7,830.47
17	14	Miami-Dade Tax Collector	06/26/26	NAV Taxes/Interest (TC)	$ 55,453.84	$ 2,495.42	$ (579.50)		$ 57,369.76	$ 4,299.83	$ 25,874.35	$ 27,775.08	$ 4,256.83	$ 25,615.60	$ 27,497.33	$ 27,497.33
18	15	Miami-Dade Tax Collector	07/24/26	NAV Taxes	$ 85.14		$ (0.85)		$ 84.29	$ 85.14			$ 84.29			$ -
19	Int - 4	Miami-Dade Tax Collector	10/02/26	Interest		$ 455.74			$ 455.74	$ 455.74			$ 455.74			$ -
20									$ -							$ -
					$ 1,612,858.26	$ 6,330.98	$ (15,626.11)	$ (54,070.04)	$ 1,549,493.09	$ 123,128.04	$ 721,528.77	$ 774,532.43	$ 118,011.31	$ 690,383.05	$ 741,098.73	$ 741,098.73

Admin:	**$119,705.20**
Maint:	**$720,109.80**
Debt-Bond:	**$773,143.64**
Total	**$1,612,958.64**

Collections
99.99%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

$ 1,619,189.24	$ 1,549,493.09
$ (721,528.77)	$ (690,383.05)
$ (123,128.04)	$ (118,011.31)
$ (774,532.43)	$ (741,098.73)
$ -	$ -

JOE MILLER
EDUCATION AND WORK EXPERIENCES

JOSEPH MILLER
7745 SW 193RD LANE
CUTLER BAY, FL. 33157

State your experiences and interests or elements of your personal history that qualify you for this appointment.

My past and diverse experiences are my strongest assets. I have worked in both the public and private sector. My experiences include the following:

Portsmouth Parks and Recreation

I worked for 16 years in the public parks and recreation profession where I served as Administrative Manager responsible for the development of the department operating and capital budget and implemented a Work Manager System in the Maintenance Department.

Manatee County Parks and Recreation

As the Director, I manage 250 employees; implemented and managed a 7 million dollar operating budget and 5 million dollar capital budget, build an 18 hole golf course, tennis courts, gyms, and Olympic size pool.

Miller Recreation Equipment & Design, Inc. (Owner)
Bradenton, Florida and Cutler Bay

38 years in the private commercial recreation business and the last 28 years as the successful owner and president of Miller Recreation Equipment and Design Inc., have provided me an opportunity to develop and manage my own company. As the President of the company, my responsibilities include developing the company's business plan, developing the company's marketing plan and managing the day to day operations and working with customers to assure that they are completely satisfied with our products and performances.

Bradenton, Florida

A great accomplishment was being elected by the citizens of Manatee County to the Manatee County School Board in 1994. I was the second highest vote getter with 45,000 votes. I served as Chairman of the Board in 1996 -1997. I did not

seek re-election, and a decision that I still regret today. Responsibilities include setting policies, approving the 400 million dollar budget, approving the capital budget, approving the first charter school, developing a legislative platform and lobbying, and attending community and parent meetings just to list a few items. It was a great experience.

Bradenton, Florida

The second honor that I received was the appointment by Governor Christ to the Manatee Community College Board of Trustees in October of 2008, now the State College of Florida Manatee – Sarasota. With the leadership of our President, we implemented several new programs and activities. Changing our name to reflect our new four year degree programs, the startup of the first Collegiate High School on campus, construction of a new technology facility and health facility to accommodate the new four year nursing program and plans are being developed for the construction of a new campus library. Our enrollment over that time increased by 38%. We had over 12,000 full time students attending class at three sites.

In addition, I have held several leadership positions in the community.

Early Learning Coalition (Chairman of the Audit Committee)
Police Athletic League (Past President)
Foundation of Dreams (Board Member)
Hernando de Soto Society (Past President, Past Foundation President)
Manatee High School (Assistant Girls Softball Coach)

Education

BS Degree in Parks and Recreation – Fairmont State University in Fairmont, WV, Graduated in 1975.
Graduated from the Executive Management School for Parks and Recreation at the University Georgia, 1986 and 1987.
Attended numerous conferences and workshops.
Conducted numerous workshops on Park Designs and Playground Safety
FRPA Legislative Chairman in 1989, 1990
Serve on several FRPA conference committees.
Hosted FRPA District Workshop in Bradenton, Florida