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Alvarez Engineers, Inc.

February 25, 2015

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

Re: Year 2015 Cutler Cay CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) 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 Exhibit 1.

1. Infrastructure Ownership

a. Roads

- i. Cutler Cay CDD acquired ownership of the road Right of Way within Tract "A" from Shoma Development Corp. via a Quit-Claim Deed recorded in O.R. 26735, Pages 1457 – 1458. The portions of Old Cutler Road and SW 196 Street that lie within the development have been dedicated to Miami-Dade County by the recording of the plat titled "Cutler Cay" in Plat Book 162, Page 23. The District signed a Maintenance Agreement dated August 4, 2006 with the Cutler Cay Homeowners' Association (the "HOA") for the HOA to maintain the roadway improvements and drainage facilities.

b. Stormwater Management System

- i. Cutler Cay CDD acquired ownership of the lakes, ponds, Landscaping tracts, Road tracts and drainage system from Shoma Development Corp. via Quit-Claim Deed dated September 06, 2008 recorded in O.R. 26735, Pages 1457 – 1458. The above mentioned maintenance agreement with the HOA includes maintenance of the lakes and ponds tracts as part of the drainage system.

c. Water Distribution System

- i. The water distribution system was completed and conveyed to Miami-Dade County for ownership and maintenance.

d. Sanitary Sewer System

- i. The sanitary sewer system was completed and conveyed to Miami-Dade County for ownership and maintenance.

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

a. Roads

- i. The roads within the District are in good working order and condition.



b. Stormwater Management System

- i. The drainage and stormwater management system is in good working order and condition.



- ii. The District adopted a four-year storm drain system cleaning and vacuuming plan. All four phases have been completed (See Exhibit 2 – two pages).

c. Water Distribution System

- i. The water distribution was completed and conveyed in good working order and condition to Miami-Dade County for ownership and maintenance.



d. Sanitary Sewer System

- i. The sanitary sewer system was completed and conveyed in good working order and condition to Miami-Dade County for ownership and maintenance.



3. Estimated Maintenance Costs for District Owned Infrastructure

a. District Roads

- i. No maintenance costs are estimated for the roads since they are being maintained by the HOA.

b. Stormwater Management System

- i. The District has completed the four-phase storm drain cleaning program. The HOA will assume the future management and cleaning of the storm drains per agreement.
- ii. No maintenance costs are estimated for the aquatic, shorelines, bank slopes and open areas maintenance of the District since they are being maintained by the HOA.

c. Water Distribution System

- i. No maintenance costs are estimated since the water distribution system is owned and maintained by Miami-Dade County.

d. Sanitary Sewer System

- i. No maintenance costs are estimated since the sanitary sewer system is owned and maintained by Miami-Dade County.

The District has budgeted \$30,000 for maintenance and improvements expenditures for Fiscal Year 2014/2015.

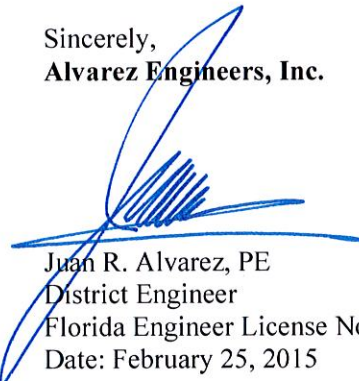
4. Insurance

Alvarez Engineers has reviewed the District's general liability, employment practices liability and public officials liability coverage insurance policy provided by Florida Insurance Alliance under Agreement No. 100114030, for the period between October 1, 2014 and October 1, 2015. The District has budgeted sufficient funds to cover the \$5,923 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.



Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: February 25, 2015

