



**CUTLER CAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING & PUBLIC  
HEARING  
JUNE 10, 2024  
4:00 P.M.**

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

[www.cutlercaycdd.org](http://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 192<sup>nd</sup> Street  
Cutler Bay, FL 33157  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
**June 10, 2024**  
**4:00 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 for Items Not on the Agenda**
- F. Approval of Minutes**
  - 1. April 8, 2024 Regular Board Meeting Minutes.....Page 2
- G. New Business**
  - 1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 7
  - 2. Ratify and Approve the Engineering Recommended Repairs to District Storm Drainage Structure located on the Driveway at 19468 SW 80 Ct, being Added to the Phase II Project.....Page 9
  - 3. Consider Approval of Association Request to Use Tract G for Children’s Sports Program.....Page 10
  - 4. Discussion Regarding Nicole Junco-Dib Residence Demand for Maintenance of Vegetation
  - 5. Discussion Regarding the Common Areas Landscaping
  - 6. Discussion Regarding the Finalization of the Maintenance Service Agreement Between the District and the Association
- H. Public Hearing**
  - 1. Proof of Publication .....Page 11
  - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
    - a. Acknowledgement of Written Homeowner Opposition to Assessment Increase
  - 3. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 12
- I. Old Business**
  - 1. Engineering Update Regarding the Feasibility of Moving the Storm Drain to the grass area at 19512 SW 79th Place
  - 2. Engineering Update Regarding the Phase II Storm Drainage Project
  - 3. Engineering Update Regarding the Landshore Priority One Phase One Project
- J. Administrative Matters**
  - 1. Financial Update.....Page 21
  - 2. Announce/Reminder of the 2024 General Election and Candidate Qualifying Period - Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024
  - 3. Reminder of the 2023 Form 1 – Statement of Financial Interests Due by July 1, 2024
- K. Board Member and/or Staff Comments/Requests**
- L. Adjourn**

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

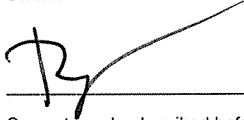
Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

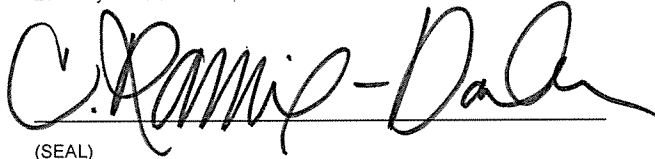
in the XXXX Court,  
was published in a newspaper by print in the issues of Miami  
Daily Business Review f/k/a Miami Review on

10/23/2023

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

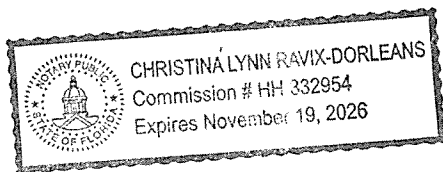


Sworn to and subscribed before me this  
23 day of OCTOBER, A.D. 2023



(SEAL)

ROSANA SALGADO personally known to me



### CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 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 4:00 p.m. for the following dates:

November 13, 2023  
January 8, 2024  
March 11, 2024  
April 8, 2024  
May 13, 2024  
June 10, 2024  
August 12, 2024  
September 9, 2024

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](http://www.cutlercaycdd.org)  
10/23

23-21/0000690093M

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 8, 2024**

**A. CALL TO ORDER**

Mrs. Perez called to order the April 8, 2024, Regular Board Meeting of the Cutler Cay Community Development District (the “District”) at 4:00 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192<sup>nd</sup> 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 Daily Business Review* on October 23, 2023, as part of the District’s Fiscal Year 2023/2024 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 Christopher Musser, Vice Chairman Omar Fonte and Supervisors Leo Corradini, Donna Fishbein and Aileen Milian.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; District Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineers, Inc.

Also present were several members of the public, members of the Association and Laura Gavilan the Association Property Manager.

**D. ADDITIONS AND/OR DELETIONS TO THE AGENDA**

A discussion was added under New Business regarding an e-mail request for slope modifications at 19049 SW 80<sup>th</sup> Court.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. March 6, 2024, Public Hearing & Special Board Meeting**

A <b>MOTION</b> was made by Supervisor Fonte, seconded by Supervisor Fishbein and passed unanimously approving the minutes of the March 6, 2024, Public Hearing & Special Board Meeting, as presented.
--

**2. March 11, 2024, Workshop**

A <b>MOTION</b> was made by Supervisor Fonte, seconded by Supervisor Milian and passed unanimously approving the minutes of the March 11, 2024, Workshop Meeting, as presented.
---

**G. NEW BUSINESS**

**1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Proposed Budget**

Resolution No. 2024-05 was presented, entitled:

**RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.**

Two proposed budget options were presented, and changes can be made, as needed, by the Board. All presented costs are based on estimated expenses and projects. All project costs have been reviewed and/or provided by the District Engineer and/or based on cost estimates. Mrs. Perez noted that the budget that is approved today can be modified as directed by the Board. She added that amounts can be lowered but not increased during the Final Budget Public Hearing.

The presented Debt Service Assessment is at the Series 2021 maximum rates. The Administrative Budget is slightly higher than last year due to increases in legal services and legal advertising. The maintenance budget has been increased substantially as Scenario #1 includes new budget line items consisting of a Security Budget of \$460,000 and a Landscaping Budget of \$300,000. In the past the line items for Security and Landscaping were on the Association's Budget pursuant to a maintenance agreement that had recently been terminated by the Association. Since an agreement between both parties was not executed at the time of consideration for the proposed budget, the District added said line items to the budget in order to collect funds for these items.

Both Scenarios #1 and #2 have \$400,000 allocated for the Lake Bank Erosion Project (Priority 1 - Phase 2).

The Restoration Project Loan line item has been eliminated due to the Loan not being issued and the funds have been added to the reserve.

The Phase II Drainage Pipe Repairs Project has been removed from both presented Scenarios.

The Retention Wall Maintenance line item has been zeroed out on the proposed budgets on both Scenarios and is being pushed off to a future budget.

**Scenario #1**

This Scenario is the most expensive of the two Scenarios and provides for two new line items inclusive of Security and Landscaping.

**Scenario #2**

This Scenario provides the same line items as Scenario #1 without the built-in cost for Security and Landscaping. A typo was identified on page 25 of the meeting book and was acknowledged noting that the presented amount was off by 60k thereby removing the presented amount from the Security line item and allocating the correct amount to the Lake Bank line item.

The estimated available funds anticipated for 9-30-24 are approximately \$400,000 should no unforeseen issues/expenses occur. This is in addition to the Roadway Reserve Funds currently at \$195,000, the Pipe Repair Project currently at \$170,000, the Stormwater Drainage Reserve Funds currently at \$85,500 and

Lake Bank Erosion Reserve Funds currently at \$192,000. The reserves have not been increased from last year because the budget funds were used during FY 2021-2022. No carryover funds have been applied to the presented Proposed Budget Options (\$0 was applied in 2022/2023).

Scenarios #1 and #2 provide for the overall assessment for FY 2024/2025 to be higher than the FY 2023/2024 assessments, for which letters to the residents would be required.

A **MOTION** was made by Supervisor Fonte, seconded by Supervisor Musser and passed unanimously adopting Resolution No. 2024-05, as presented, approving Proposed Budget Option #1 for Fiscal Year 2024/2025 and Setting the Public Hearing for finalization for June 10, 2024, at 4:00 p.m. at the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157; and further authorizing the required advertisements and letters to homeowners if applicable.

Discussions ensued between the HOA representatives that were present and the District Board Members.

A **MOTION** was made by Supervisor Fonte, seconded by Supervisor Musser and passed directing District Counsel to prepare a New Maintenance Agreement between the District and the Association with the following terms: for the agreement to be for two years without termination and for the termination term to be changed from 7 months prior to September 30 to 9 months prior to allow for District management to obtain proposals prior to the proposed budget process. The **MOTION** carried 3 to 1 with Supervisor Milian dissenting.

Under the same topic a second **MOTION** was made by Supervisor Fonte, seconded by Supervisor Musser and passed unanimously requiring that the Association provide a signed agreement by May 21, 2024, or sooner.

## **2. Reported Ponding at 19512 SW 79<sup>th</sup> Place & the District Engineer's Opinion**

Mr. Alvarez provided an overview of the reported ponding at 19512 SW 79th Place, noting that the owner provided an updated survey and upon review of the same, the issue causing the ponding is both the owner's and the District's responsibility. He then provided a solution to the District's issue by recommending that a French drain be installed for an estimated cost of \$10,000 and added that this work could be included in the Phase II Project. A conceptual drawing was presented, and Mr. Alvarez was asked if the drain could be moved to the grass area. Mr. Alvarez agreed to determine if the option of moving the drain to the grass area would be applicable.

## **3. Consider HCG Phase II Drainage Pipe Repairs Project Agreement Increase**

Mrs. Perez advised that the Board had previously approved the HCG Phase II Drainage Pipe Repairs Project Agreement and District Counsel had prepared the same, but it was held by the District Engineer because soon after that direction, at the time the Board decided to move forward with a validation process to issue bonds and include this project cost as part of that. A Revised Proposal that the engineer obtained from HCG has an increase and is presented for Board consideration.

A **MOTION** was made by Supervisor Fishbein, seconded by Supervisor Fonte and passed unanimously approving the HCG Phase II Drainage Pipe Repairs Project increase, as amended; ; directing the District Engineer to request modifications to remove the line item calling for delineators at the entrance and instead requesting an alternative design not to include delineators and for the previously noted French drain installation be added to the project for a not to exceed project cost of \$160,000; and further directing District Counsel to prepare a new agreement.

Discussion ensued between the District Engineer, District Counsel, and the Board Members.

A **MOTION** was made by Supervisor Fishbein seconded by Supervisor Musser and unanimously passed designating Mr. Fonte to review the new design and updated proposal prior to the execution of the agreement.

#### **4. Consider Landshore CO#1 for Priority 1 – Phase 1 Project**

Mr. Alvarez provided an explanation that Landshore built a drainage system to prevent destabilization of the work that had just been conducted to assist with the drainage of excess water seepage entering the work area behind the property located at 7866 SW 188<sup>th</sup> Street, Cutler Bay, FL 33157.

A **MOTION** was made by Supervisor Fonte, seconded by Supervisor Fishbein and passed unanimously approving the Landshore CO#1 for Priority 1 – Phase 1 Project in the amount of \$9,006.76, as presented.

#### **5. Discussion Regarding Lake Bank Slope Modifications Conducted by Owner/Resident at 19049 SW 80<sup>th</sup> Court**

Mr. Alvarez advised that a homeowner and/or resident at 19049 SW 80 Court made modifications to the recently completed lake bank slope by re-grading the slope on District property. Ms. Gavilan, the Association Property Manager, was not aware of the modifications that had been made to the lake bank and stated that she would look into the matter.

Lengthy discussions ensued followed by:

A **MOTION** was made by Supervisor Fonte seconded by Supervisor Fishbein and unanimously passed directing the District Engineer to have Landshore Enterprises conduct the necessary repairs to achieve the required slope.

A **MOTION** was made by Supervisor Fonte seconded by Supervisor Musser and unanimously passed directing the District Engineer to contact the homeowner with regard to the modifications that were made in order to ensure that no further modifications are made.

### **H. OLD BUSINESS**

There were no Old Business items to come before the Board.

### **I. ADMINISTRATIVE MATTERS**

#### **1. Financial Update**

Mrs. Perez presented the financials, noting that available funds through February 29, 2024, were \$991,028.29.

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

### **J. BOARD MEMBER/STAFF COMMENTS/REQUESTS**

#### **1. SDS Ethics Training Memo**

Mrs. Perez presented the SDS Ethics Training Memo and provided an overview of the same.

Mrs. Perez noted that Felix Clean Services had completed the initial repairs in early March and the ponds were filled with water as per their recommendation.

Waterflow Irrigation completed the installation of the housing for the well equipment behind the features during the last week of March.

During the first week of April, Felix Clean started working as our maintenance provider. They will keep the equipment turned off until the wall painting project has been completed by the HOA. Felix Clean will also perform a full inspection of the equipment and will report any malfunction or modifications needed.

District management was asked to contact Felix Clean Services to have the fountain jets turned on until right before the painting project begins.

Raptor Vac is scheduled to be onsite Wednesday, April 10, 2024.

**K. ADJOURNMENT**

There being no further business to come before the Board, a <b>MOTION</b> was made by Supervisor Musser, seconded by Supervisor Fishbein and passed unanimously adjourning the meeting at 6:21 p.m.
---

**ATTESTED BY:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairman/Vice Chair**



**RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Cutler Cay Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 10<sup>th</sup> day of June, 2024.

**ATTEST:**

**CUTLER CAY  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 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 192<sup>nd</sup> Street, Cutler Bay, Florida 33157, at 4:00 p.m. for the following dates:

**November 18, 2024\***

**January 13, 2025**

**March 10, 2025**

**April 14, 2025**

**May 12, 2025**

**June 9, 2025**

**August 11, 2025**

**September 8, 2025**

*\* Alternate Meeting date from the typical 2<sup>nd</sup> Monday due to observance of Veterans Day*

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.

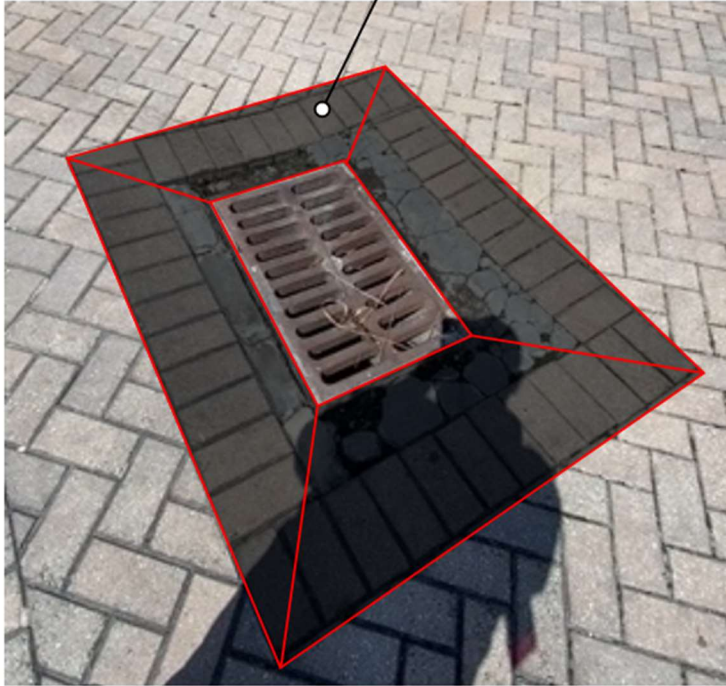
Meetings may be cancelled from time to time without advertised notice.

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT**

**[www.cutlercaycdd.org](http://www.cutlercaycdd.org)**

**PUBLISH: MIAMI HERALD 00/00/24**

PROP. 6" THICK  
CONCRETE APRON FOR  
EXISTING CATCH BASIN



#### SCOPE OF WORK

1. Remove existing pavers and concrete surrounding inlet grate (as shown above)
2. Excavate around inlet, 6" depth from the inlet top.
3. Use concrete coloring dye to match paver color. Test color matches pavers before pouring concrete.
4. Use 2"x4" wire mesh reinforcement for concrete apron.
5. Pour concrete and allow cure time per manufacturer specifications.
6. Barricade around work area to protect concrete apron for 3 days.
7. Remove barricades and clean the work site and surroundings.

## **ALVAREZ ENGINEERS, INC.**

PROPOSED DRAINAGE INLET CONCRETE APRON AT 19468 SW 80<sup>th</sup> CT, Cutler Bay, FL 33157

## **CUTLER CAY - CDD**



# LEGEND:



TRACT "A" (PB 162, PG 23)  
FOLIO: 36-6003-034-5060  
(QCD ORB 26735, PG 1455)  
CATEGORY: ROAD



TRACTS "B" AND "C" (PB 162, PG 23)  
FOLIO: 36-6003-034-5070  
(QCD ORB 26735, PG 1455)  
CATEGORY: STORMWATER MANAGEMENT SYSTEM



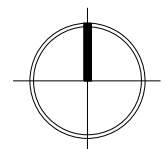
TRACTS "G", "H", "I", "J", "K", "N", "O", "P", "Q", "R", "S", "T",  
"U", "V", "W", "X", "AA", "BB", AND "CC" (PB 162, PG 23)  
FOLIO: 36-6003-034-5060  
(QCD ORB 26735, PG 1455)  
CATEGORY: COMMON AREAS



LEGEND:  
ORB: OFFICIAL RECORD BOOK  
PB: PLAT BOOK  
PG: PAGE  
QCD: QUIT CLAIM DEED

**ALVAREZ ENGINEERS, INC.**

**CUTLER CAY CDD  
CDD LAND OWNERSHIP**



0 100' 400' 650'

EXHIBIT 1



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	Amount	Cols	Depth
142040	553610	Print Legal Ad-IPL01738250 - IPL0173825		\$1,199.21	2	41 L

**Attention:** Laura J. Archer  
Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

larcher@sdsinc.org

**Notice of Public Hearing  
and Regular Board Meeting of the  
Cutler Cay Community Development District**

The Board of Supervisors (the "Board") of the Cutler Cay Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 10, 2024, at 4:00 p.m., or as soon thereafter as the meeting can be heard, in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Cay, Florida 33157.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website ([www.cutlercay-cdd.org](http://www.cutlercay-cdd.org)) or at the offices of the District Manager, Kendall Office Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

**Cutler Cay Community Development District**

[www.cutlercaycdd.org](http://www.cutlercaycdd.org)  
IPL0173825  
May 21, 28 2024

**PUBLISHED DAILY  
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

05/21/24, 05/28/24

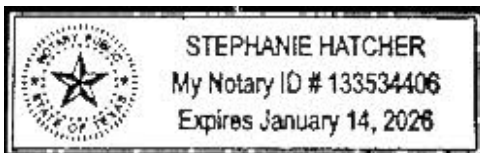
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 28th day of May in the year of 2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**RESOLUTION NO. 2024-07**

**A RESOLUTION OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.**

**WHEREAS**, the Cutler Cay Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 10<sup>th</sup> day of June, 2024.

**ATTEST:**

**CUTLER CAY  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Cutler Cay  
Community Development District

**Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

- I      FINAL BUDGET**
- II     FINAL MAINTENANCE BUDGET**
- III    DETAILED FINAL BUDGET**
- IV    DETAILED FINAL MAINTENANCE BUDGET**
- V     DETAILED FINAL DEBT SERVICE FUND BUDGET**
- VII   ASSESSMENT COMPARISON**



**FINAL BUDGET**  
**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	111,781
Maintenance Assessments	1,948,677
Debt Assessments - 2014 Refunding	773,141
Loan Assessments - Restoration Project	0
Other Revenues	0
Interest Income	1,200
<b>Total Revenues</b>	<b>\$ 2,834,799</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	7,000
Payroll Taxes (Employer)	560
Management	33,348
Secretarial	4,200
Legal	20,000
Assessment Roll	7,500
Audit Fees	3,500
Arbitrage Rebate Fee	650
Insurance	15,000
Legal Advertisements	2,500
Miscellaneous	3,750
Postage	700
Office Supplies	1,400
Dues & Subscriptions	175
Trustee Fee	4,200
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 106,833</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,841,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,948,333</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 886,466</b>
2021 Bond Refinancing Payments	(726,753)
<b>Balance</b>	<b>\$ 159,713</b>
County Appraiser & Tax Collector Fee	(53,237)
Discounts For Early Payments	(106,476)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>
Carryover from Prior Year	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>

**FINAL MAINTENANCE BUDGET**  
**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR
	2024/2025
<b>MAINTENANCE EXPENDITURES</b>	<b>BUDGET</b>
Contingency/Reserve	200,000
Lakes Maintenance	12,000
Roads Maintenance/Reserve	50,000
Stormwater Drainage Maintenance/Reserve	40,000
Stormwater Drainage System Pipe Repairs Project - Phase 2	0
Field Operations	12,000
Walls & Wall Fountain Maintenance	30,000
Sidewalk Maintenance/Repairs	15,000
Engineering/Inspections	45,000
Street Signage	5,000
Lake Fountain Maintenance/Reserve	15,000
Entry Features Maintenance/Reserve	15,000
Guardhouse Exterior Maintenance	10,000
Water & Sewage	2,500
FPL - Street Lighting Project	0
FPL - Electrical Utility	110,000
DERM Required Stormwater Quality Improvement Project	120,000
Retention Wall Maintenance/Reserve	0
Security	460,000
Landscaping	300,000
Lake Bank Erosion Restoration Project: Priority 1 - Phase 2	400,000
Lake Bank Erosion Restoration Project (Loan Payment)	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,841,500</b>

**DETAILED FINAL BUDGET**  
**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	103,845	102,056	111,781	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	895,133	742,571	1,948,677	Expenditures/.94
Debt Assessments - 2014 Refunding	773,142	773,141	773,141	Payment To Trustee/.94
Loan Assessments - Restoration Project	0	149,389	0	Loan Did Not Occur
Other Revenues	33	0	0	
Interest Income	39,336	600	1,200	Interest Estimated At \$100 Per Month
<b>Total Revenues</b>	<b>\$ 1,811,489</b>	<b>\$ 1,767,757</b>	<b>\$ 2,834,799</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	7,600	6,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	581	480	560	Projected At 8% Of Supervisor Fees
Management	31,452	32,388	33,348	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2023/2024 Budget
Legal	22,631	15,000	20,000	\$5,000 Increase From 2023/2024 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,400	3,500	3,500	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	0	650	650	Report No Longer Required
Insurance	11,022	15,000	15,000	Insurance Estimate - FY 23/24 Expenditure Was \$13,272
Legal Advertisements	527	750	2,500	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	3,689	2,750	3,750	\$1,000 Increase From 2023/2024 Budget
Postage	743	700	700	No Change From 2023/2024 Budget
Office Supplies	1,121	1,400	1,400	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	4,139	4,200	4,200	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 101,130</b>	<b>\$ 97,043</b>	<b>\$ 106,833</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 348,954</b>	<b>\$ 842,155</b>	<b>\$ 1,841,500</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 450,084</b>	<b>\$ 939,198</b>	<b>\$ 1,948,333</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,361,405</b>	<b>\$ 828,559</b>	<b>\$ 886,466</b>	
2021 Bond Refinancing Payments	(739,114)	(726,753)	(726,753)	2025 Principal & Interest Payments
<b>Balance</b>	<b>\$ 622,291</b>	<b>\$ 101,806</b>	<b>\$ 159,713</b>	
County Appraiser & Tax Collector Fee	(17,097)	(33,935)	(53,237)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(60,715)	(67,871)	(106,476)	Four Percent Of Total Assessment Roll
<b>Excess/ (Shortfall)</b>	<b>\$ 544,479</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover from Prior Year	0	0	0	Carryover From Prior Year
<b>Net Excess/ (Shortfall)</b>	<b>\$ 544,479</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED FINAL MAINTENANCE BUDGET

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
Contingency/Reserve	1,860	279,730	200,000	Contingency/Reserve
Lakes Maintenance	26,666	12,000	12,000	No Change From 2023/2024 Budget
Roads Maintenance/Reserve	24,050	50,000	50,000	Fifteen Year Project (Ninth Year)
Stormwater Drainage Maintenance/Reserve	17,600	28,000	40,000	Stormwater Drainage Maintenance/Reserve
Stormwater Drainage System Pipe Repairs Project - Phase 2	0	100,000	0	Line Item Eliminated
Field Operations	12,000	12,000	12,000	\$1,000 Per Month
Walls & Wall Fountain Maintenance	13,855	30,000	30,000	No Change From 2023/2024 Budget
Sidewalk Maintenance/Repairs	4,490	15,000	15,000	No Change From 2023/2024 Budget
Engineering/Inspections	54,054	45,000	45,000	Fiscal Year 23/24 Expenditure Through Feb 2024 Was \$8,390
Street Signage	1,450	5,000	5,000	No Change From 2023/2024 Budget
Lake Fountain Maintenance/Reserve	8,165	15,000	15,000	No Change From 2023/2024 Budget
Entry Features Maintenance/Reserve	5,235	15,000	15,000	No Change From 2023/2024 Budget
Guardhouse Exterior Maintenance	0	10,000	10,000	No Change From 2023/2024 Budget
Water & Sewage	77	5,000	2,500	\$2,500 Decrease From 2023/2024 Budget
FPL - Street Lighting Project	51,620	0	0	Line Item Eliminated
FPL - Electrical Utility	106,570	35,000	110,000	Fiscal Year 23/24 Expenditure Through Feb 2024 Was \$47,398
DERM Required Stormwater Quality Improvement Project	0	0	120,000	DERM Required Stormwater Quality Improvement Project
Retention Wall Maintenance/Reserve	0	45,000	0	Fiscal Year 2023/2024 Project
Security	0	0	460,000	Security (Includes Virtual Gate For Southern Entrance) - Previously On HOA Budget
Landscaping	0	0	300,000	Landscaping - Previously On HOA Budget
Lake Bank Erosion Restoration Project: Priority 1 - Phase 2	21,262	0	400,000	Amount Per The Annual Engineers Report
Lake Bank Erosion Restoration Project (Loan Payment)	0	140,425	0	Loan Did Not Occur - Included In Restoration Project Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 348,954</b>	<b>\$ 842,155</b>	<b>\$ 1,841,500</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2023/2024	2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,182	100	500	Projected Interest For 2024/2025
NAV Tax Collection	739,114	726,753	726,753	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 749,296</b>	<b>\$ 726,853</b>	<b>\$ 727,253</b>	
<b>EXPENDITURES</b>				
Principal Payments	570,000	580,000	595,000	Principal Payment Due In 2025
Interest Payments	161,998	143,594	131,022	Interest Payments Due In 2025
Bond Redemption	0	3,259	1,231	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 731,998</b>	<b>\$ 726,853</b>	<b>\$ 727,253</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 17,298</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2021 Bond Refunding Information**

Original Par Amount =	\$8,125,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.14%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2021		
Maturity Date =	May 2034		
Par Amount As Of 1/1/24 =	\$7,000,000		

## Cutler Cay Community Development District Assessment Comparison

Lot Size		Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
60	Administrative	\$ 173.50	\$ 195.83	\$ 202.10	\$ 221.35
	Maintenance - Operating	\$ 1,091.05	\$ 1,772.54	\$ 1,470.45	\$ 3,858.77
	Restoration Project Loan	\$ -	\$ -	\$ 295.82	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>
	Sub-Total For Lot Size 60	<b>\$ 2,737.39</b>	<b>\$ 3,441.21</b>	<b>\$ 3,441.21</b>	<b>\$ 5,552.96</b>
75	Administrative	\$ 173.50	\$ 195.83	\$ 202.10	\$ 221.35
	Maintenance - Operating	\$ 1,091.05	\$ 1,772.54	\$ 1,470.45	\$ 3,858.77
	Restoration Project Loan	\$ -	\$ -	\$ 295.82	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>
	Sub-Total For Lot Size 75	<b>\$ 2,797.00</b>	<b>\$ 3,500.82</b>	<b>\$ 3,500.82</b>	<b>\$ 5,612.57</b>
125	Administrative	\$ 173.50	\$ 195.83	\$ 202.10	\$ 221.35
	Maintenance - Operating	\$ 1,091.05	\$ 1,772.54	\$ 1,470.45	\$ 3,858.77
	Restoration Project Loan	\$ -	\$ -	\$ 295.82	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>
	Sub-Total For Lot Size 125	<b>\$ 2,968.92</b>	<b>\$ 3,672.74</b>	<b>\$ 3,672.74</b>	<b>\$ 5,784.49</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

### Community Information:

Sixty Foot Lots	180
Seventy Five Foot Lots	258
<u>One Hundred Twenty Five Foot Lots</u>	<u>67</u>
Total Units	505

### Seventy Five Foot Lots Information

Total Units	258
<u>Prepayments</u>	<u>1</u>
Billed For Debt	257

Cutler Cay  
Community Development District

**Financial Report For  
May 2024**

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MAY 2024**

	<b>Annual Budget 10/1/23 - 9/30/24</b>	<b>Actual May-24</b>	<b>Year To Date Actual 10/1/23 - 5/31/24</b>
<b>REVENUES</b>			
Administrative Assessments	102,056	3,413	99,574
Maintenance Assessments	742,571	16,051	702,902
Debt Assessments - 2014 Refunding	773,141	16,712	731,841
Loan Assessments - Restoration Project	149,389	3,228	141,350
Other Revenue	0	0	0
Interest Income	600	0	37,793
<b>Total Revenues</b>	<b>\$ 1,767,757</b>	<b>\$ 39,404</b>	<b>\$ 1,713,460</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	6,000	0	4,600
Payroll Taxes (Employer)	480	0	352
Management	32,388	2,699	21,592
Secretarial	4,200	350	2,800
Legal	15,000	0	16,433
Legal Fees - Extraordinary	0	0	19,049
Assessment Roll	7,500	0	0
Audit Fees	3,500	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	15,000	0	13,272
Legal Advertisements	750	0	10,316
Miscellaneous	2,750	86	2,732
Postage	700	51	1,252
Office Supplies	1,400	119	945
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	4,139
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,332
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 97,043</b>	<b>\$ 3,472</b>	<b>\$ 98,989</b>
<b>TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)</b>	<b>\$ 842,155</b>	<b>\$ 22,060</b>	<b>\$ 378,312</b>
<b>Total Expenditures</b>	<b>\$ 939,198</b>	<b>\$ 25,532</b>	<b>\$ 477,301</b>
<b>Revenues Less Expenditures</b>	<b>\$ 828,559</b>	<b>\$ 13,872</b>	<b>\$ 1,236,159</b>
2014 Bond Refinancing Payments	(726,753)	(16,552)	(698,300)
<b>Balance</b>	<b>\$ 101,806</b>	<b>\$ (2,680)</b>	<b>\$ 537,859</b>
County Appraiser & Tax Collector Fee	(33,935)	(391)	(16,131)
Discounts For Early Payments	(67,871)	17	(60,543)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (3,054)</b>	<b>\$ 461,185</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (3,054)</b>	<b>\$ 461,185</b>

Bank Balance As Of 5/31/24	\$ 1,610,697.82
Accounts Payable As Of 5/31/24	\$ 41,734.62
Accounts Receivable As Of 5/31/24	\$ 1,200.00
Security Deposit As Of 5/31/24	\$ -
Reserve For Project Loan Payment As Of 5/31/24	\$ 122,074.79
Reserve For Roads Maintenance As Of 5/31/24	\$ 195,000.00
Reserve For Stormwater Drainage As Of 5/31/24	\$ 85,500.00
Reserve For Pipe Repairs Project As Of 5/31/24	\$ 170,000.00
Reserve For Lake Bank Erosion Project As Of 5/31/24	\$ 69,817.00
Available Funds As Of 5/31/24	\$ 927,771.41

Note:  
Reserve For Lake Bank Erosion  
Project As Of 10-1-23 Was \$278,738.



**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT - MAINTENANCE  
MAY 2024**

	<b>Annual Budget</b>	<b>Actual</b>	<b>Year To Date Actual</b>
<b>MAINTENANCE EXPENDITURES</b>	<b>10/1/23 - 9/30/24</b>	<b>May-24</b>	<b>10/1/23 - 5/31/24</b>
Contingency/Reserve	279,730	0	0
Lakes Maintenance	12,000	769	5,252
Roads Maintenance/Reserve	50,000	0	3,900
Stormwater Drainage/Reserve	28,000	1,750	15,490
Stormwater Drainage System Pipe Repairs Project-Phase 2	100,000	0	0
Field Operations	12,000	1,000	8,000
Walls & Wall Fountain Maintenance	30,000	1,200	18,943
Sidewalk Maintenance/Repairs	15,000	0	13,374
Engineering/Inspections	45,000	8,845	25,779
Street Signage	5,000	0	0
Lake Fountain Maintenance	15,000	0	150
Entry Features Maintenance	15,000	0	4,430
Guardhouse Exterior Maintenance	10,000	0	0
Water & Sewage	5,000	0	70
FPL - Street Lighting Project	0	0	0
FPL - Electrical Utility	35,000	8,496	73,970
DERM Stormwater Drainage System Improvement Project	0	0	0
Retention Wall Maintenance	45,000	0	0
Lake Bank Erosion Restoration Project	0	0	208,921
Lake Bank Erosion Restoration Project (Loan Payment)	140,425	0	0
Miscellaneous Maintenance	0	0	33
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 842,155</b>	<b>\$ 22,060</b>	<b>\$ 378,312</b>

**Cutler Cay Community Development District**  
**Budget vs. Actual**  
**October 2023 through May 2024**

	<b>Oct - May 24</b>	<b>23/24 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
363.811 · Loan Assessments	141,349.98	149,389.00	-8,039.02	94.62%
363.100 · Administrative Assessments	99,574.37	102,056.00	-2,481.63	97.57%
363.101 · Maintenance Assessments	702,902.14	742,571.00	-39,668.86	94.66%
363.810 · Debt Assessments	731,841.29	773,141.00	-41,299.71	94.66%
363.820 · Debt Assessment - Pd To Trustee	-698,300.46	-726,753.00	28,452.54	96.09%
363.830 · Cty Appraiser & Tax Coll Fee	-16,130.74	-33,935.00	17,804.26	47.53%
363.831 · Discounts For Early Payments	-60,542.72	-67,871.00	7,328.28	89.2%
369.401 · Interest Income	37,792.85	600.00	37,192.85	6,298.81%
<b>Total Income</b>	<b>938,486.71</b>	<b>939,198.00</b>	<b>-711.29</b>	<b>99.92%</b>
<b>Expense</b>				
512.825 · Retention Wall Repairs	0.00	45,000.00	-45,000.00	0.0%
512.823 · Lake Bank Erosion Rest Project	208,921.27	140,425.00	68,496.27	148.78%
512.826 · Lake Bank Erosion Rest Prj - Loan Payment	0.00	140,425.00	-140,425.00	0.0%
511.758 · FPL - Electrical	73,969.63	35,000.00	38,969.63	211.34%
511.756 · Water & Sewage	69.64	5,000.00	-4,930.36	1.39%
511.754 · Guardhouse Exterior Maintenance	0.00	10,000.00	-10,000.00	0.0%
511.753 · Entry Feature Maintenance	4,430.00	15,000.00	-10,570.00	29.53%
511.752 · Fountain Maintenance	150.00	15,000.00	-14,850.00	1.0%
511.751 · Street Signage	0.00	5,000.00	-5,000.00	0.0%
511.308 · Stormwter Drainage Pipe Project	0.00	100,000.00	-100,000.00	0.0%
511.307 · Sidewalk Maint/ Repairs	13,374.14	15,000.00	-1,625.86	89.16%
511.122 · Payroll tax expenses	351.90	480.00	-128.10	73.31%
511.131 · Supervisor Fee	4,600.00	6,000.00	-1,400.00	76.67%
511.301 · Lakes Maintenance	5,252.00	12,000.00	-6,748.00	43.77%
511.302 · Roads Maintenance/Reserve	3,900.00	50,000.00	-46,100.00	7.8%
511.303 · Stormwater Drainage/Reserve	15,490.00	28,000.00	-12,510.00	55.32%
511.304 · Field Operations	8,000.00	12,000.00	-4,000.00	66.67%
511.305 · Contingency/Reserve	32.97	279,730.00	-279,697.03	0.01%
511.306 · Walls-Wall Fountain Maintenance	18,942.50	30,000.00	-11,057.50	63.14%
511.310 · Engineering/Inspections	25,778.75	45,000.00	-19,221.25	57.29%
511.311 · Management Fees	21,592.00	32,388.00	-10,796.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
511.315 · Legal Fees	16,432.50	15,000.00	1,432.50	109.55%
511.316 · Legal Fees - Extraordinary	19,049.41	0.00	19,049.41	100.0%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	13,272.00	15,000.00	-1,728.00	88.48%
511.480 · Legal Advertisements	10,315.98	750.00	9,565.98	1,375.46%
511.512 · Miscellaneous	2,732.03	2,750.00	-17.97	99.35%
511.513 · Postage and Delivery	1,252.27	700.00	552.27	178.9%
511.514 · Office Supplies	945.10	1,400.00	-454.90	67.51%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,138.75	4,200.00	-61.25	98.54%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,333.28	2,000.00	-666.72	66.66%
<b>Total Expense</b>	<b>477,301.12</b>	<b>1,079,623.00</b>	<b>-602,321.88</b>	<b>44.21%</b>
<b>Net Ordinary Income</b>	<b>461,185.59</b>	<b>-140,425.00</b>	<b>601,610.59</b>	<b>-328.42%</b>
<b>Net Income</b>	<b>461,185.59</b>	<b>-140,425.00</b>	<b>601,610.59</b>	<b>-328.42%</b>

**CUTLER CAY CDD  
TAX COLLECTIONS  
2023-2024**

#	ID#	PAYMENT FROM	DATE	PAYMENT FROM	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 - Loan 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 - Loan Assessment Income (After Discounts & Fees)	Debt - Bond Assessment Income (After Discounts & Fees)	Debt - Loan Assessment Paid to Trustee	Debt - Bond Assessment Paid to Trustee
									\$ 1,767,157	\$ 102,056	\$ 742,571	\$ 149,389	\$ 773,141	\$ 102,056	\$ 742,571	\$ 149,389	\$ 773,141		
									\$ 1,662,238	\$ 97,043	\$ 698,017	\$ 140,425	\$ 726,753	\$ 97,043	\$ 698,017	\$ 140,425	\$ 726,753	\$ 140,425	\$ 726,753
1	1	Miami-Dade Tax Collector	11/20/23	NAV Taxes	\$ 153,059.24		\$ (1,466.88)	\$ (6,370.54)	\$ 145,221.82	\$ 8,846.74	\$ 64,315.50	\$ 12,933.55	\$ 66,963.45	\$ 20,665.02	\$ 61,022.20	\$ -	\$ 63,534.60		\$ 63,534.60
2	2	Miami-Dade Tax Collector	11/24/23	NAV Taxes	\$ 169,208.25		\$ (1,624.41)	\$ (6,768.30)	\$ 160,815.54	\$ 9,780.20	\$ 71,101.30	\$ 14,298.10	\$ 74,028.65	\$ 22,883.94	\$ 67,574.70	\$ -	\$ 70,356.90		\$ 70,356.90
3	3	Miami-Dade Tax Collector	12/08/23	NAV Taxes	\$ 1,093,866.46		\$ (10,501.12)	\$ (43,754.41)	\$ 1,039,610.93	\$ 63,225.47	\$ 459,642.69	\$ 92,431.72	\$ 478,566.58	\$ 147,936.62	\$ 436,844.52	\$ -	\$ 454,829.79		\$ 454,829.79
4	4	Miami-Dade Tax Collector	12/27/23	NAV Taxes	\$ 27,556.62		\$ (267.04)	\$ (853.15)	\$ 26,436.43	\$ 1,592.78	\$ 11,579.29	\$ 2,328.53	\$ 12,056.02	\$ 3,761.90	\$ 11,108.59	\$ -	\$ 11,565.94		\$ 11,565.94
5	5	Miami-Dade Tax Collector	01/09/24	NAV Taxes	\$ 63,338.52		\$ (614.37)	\$ (1,900.17)	\$ 60,823.98	\$ 3,660.97	\$ 26,614.85	\$ 5,352.10	\$ 27,710.60	\$ 8,655.21	\$ 25,558.25	\$ -	\$ 26,610.52		\$ 26,610.52
6	6	Miami-Dade Tax Collector	02/06/24	NAV Taxes	\$ 29,855.71		\$ (292.24)	\$ (632.16)	\$ 28,931.31	\$ 1,725.56	\$ 12,545.40	\$ 2,522.85	\$ 13,061.90	\$ 4,116.81	\$ 12,157.00	\$ -	\$ 12,657.50		\$ 12,657.50
7	Int - 1	Miami-Dade Tax Collector	02/27/24	Interest		\$ 1,571.87			\$ 1,571.87	\$ 1,571.87				\$ 1,571.87					\$ -
8	7	Miami-Dade Tax Collector	03/08/24	NAV Taxes	\$ 17,616.41		\$ (174.05)	\$ (210.58)	\$ 17,231.78	\$ 1,018.22	\$ 7,402.42	\$ 1,488.59	\$ 7,707.18	\$ 2,452.09	\$ 7,240.79		\$ 7,538.90		\$ 7,538.90
9	Int - 2	Miami-Dade Tax Collector	03/20/24	Interest		\$ 110.49			\$ 110.49	\$ 110.49				\$ 110.49					\$ -
10	8	Miami-Dade Tax Collector	04/10/24	NAV Taxes	\$ 80,079.80		\$ (800.11)	\$ (70.02)	\$ 79,209.67	\$ 4,628.62	\$ 33,649.53	\$ 6,766.74	\$ 35,034.91	\$ 11,271.54	\$ 33,283.90		\$ 34,654.23		\$ 34,654.23
11	9	Miami-Dade Tax Collector	05/08/24	NAV Taxes/Interest	\$ 38,198.86	\$ 1,205.55	\$ (390.52)	\$ 16.61	\$ 39,030.50	\$ 3,413.45	\$ 16,051.16	\$ 3,227.80	\$ 16,712.00	\$ 6,580.86	\$ 15,897.56		\$ 16,552.08		\$ 16,552.08
12									\$ -										\$ -
13									\$ -										\$ -
14									\$ -										\$ -
15									\$ -										\$ -
16									\$ -										\$ -
17									\$ -										\$ -
18									\$ -										\$ -
					\$ 1,672,779.87	\$ 2,887.91	\$ (16,130.74)	\$ (60,542.72)	\$ 1,598,994.32	\$ 99,574.37	\$ 702,902.14	\$ 141,349.98	\$ 731,841.29	\$ 230,006.35	\$ 670,687.51	\$ -	\$ 698,300.46	\$ -	\$ 698,300.46

**Total Roll = \$1,767,170.49**

Admin: \$102,060.50  
 Maint: \$742,577.25  
 Debt-Project Loan: \$149,389.10  
 Debt-Bond: \$773,143.64  
**Total \$1,767,170.49**

Collections  
94.66%

Note: \$1,767,157, \$102,056, \$742,571, \$149,389 and \$773,141 are 2023/2024 Budgeted assessments before discounts and fees.  
 Note: \$1,662,238, \$97,043, \$698,017, \$140,425 and \$726,753 are 2023/2024 Budgeted assessments after discounts and fees.

\$ 1,672,779.87	
\$ 2,887.91	\$ 1,598,994.32
\$ (99,574.37)	\$ (230,006.35)
\$ (844,252.12)	\$ (670,687.51)
\$ (731,841.29)	\$ (698,300.46)
\$ -	\$ 0.00