



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & WORKSHOP
MARCH 10, 2025
4:00 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 & WORKSHOP
March 10, 2025
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. January 13, 2025 Regular Board Meeting Minutes.....Page 2
- G. New Business**
 - 1. Consider Approval of Proposal for the Fence Installation on the North Side of the Southern Entrance/Exit Water Feature.....Page 11
 - 2. Consider Approval Road Striping of the Entrances/Exits.....Page 18
 - 3. Lake Erosion Reported Behind Property Located at 7786 SW 188 Terrace.....Page 28
 - 4. Legal Memorandum Regarding the Stormwater System Legal Requirements.....Page 32
 - 5. Stormwater Management System
 - a. Update on Stormwater Management System Class V Permit Status
 - b. Consider Approval of Raptor Proposal for the Cleaning and CCTV Services of four (4) Structures, French Drains and Connecting Pipelines located near 18854 SW 76 Court.....Page 36
 - c. Consider Approval of Raptor Proposal for the Cleaning of the Catch Basins.....Page 39
 - d. Consider Approval of the Alvarez Engineers Proposal for the Implementation of GIS for the Operations & Maintenance Plans of the District’s Stormwater management System.....Page 41
 - 6. Ratify & Approve HOA Reimbursement for Replacement of Guardhouse A/C Unit.....Page 43
 - 7. Consider Approval for Miami-Dade County, DERM, Class 1 Permit Issuance and for Vegetation Removal at Tracts A, G, P and U.....Page 45
- H. Old Business**
 - 1. Engineer Updates
 - a. Update Regarding the Phase II Storm Drainage Project.....Page 69
 - b. Update Regarding the Water & Sewer Pending Repairs to the Newly Installed Speed Hump Near 19308 SW 80th Court
 - c. Update on the French Drain Installation to Address Stagnant Water at 7616 SW 193 Lane
 - d. Updated on the Pavement Repairs in front of 18871 SW 77 Court
 - e. Update on the New Lake Signage Installation and Pole Replacement and Re-Location Project
 - f. Update on the Street Signage Replacements Project

- g. Update Regarding Improper Placement of Fill on District Owned Lake Bank behind 19049 SW 80th Court
- h. Update Regarding Landshore Enterprises Corrections to Shoreline
- 2. Update on Off-Duty Police Services
- 3. Supervisor Dr. Penn William’s Request to bring back the Consideration of Change of Time for the District meeting(s) from 4:00pm to 7:00pm

I. Workshop

- 1. Review and Discuss the Draft FY 2025-2026 Proposed Budget.....Page 72

J. Administrative Matters

- 1. Financial Update.....Page 80

K. Board Member and/or Staff Comments/Requests

L. Adjourn





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	606063	Print Legal Ad-IPL02012860 - IPL0201286		\$844.24	2	48 L

Attention: Laura J. Archer

Cutler Cay Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**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 192nd 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**

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 ensure 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
 IPL0201286
 Nov 1 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 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.

1 insertion(s) published on:
 11/01/24

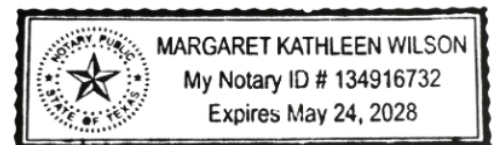
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 1st day of November in the year of 2024

Margaret K. Wilson

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!

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 13, 2025**

A. CALL TO ORDER

Mrs. Perez called to order the January 13, 2025, 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 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 November 1, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. WELCOME AND SEAT NEW BOARD MEMBERS

Mrs. Perez welcomed and seated the newly elected Board Members who had already taken their oaths of office prior to this meeting:

Seat #3 Alberto Collazo was elected to a 4-year term of office via November 5, 2024, General Election process, which term expires in November 2028; and

Seat #4 Dr. Alexandra Penn Williams was elected to a 4-year term via November 5, 2024, General Election process, which term expires in November 2028.

Mrs. Perez provided the newly elected Supervisors with information regarding “Government in the Sunshine Law,” public records and conflicts of interest along with information on the workings and benefits of a CDD and the responsibilities and duties of Board Members. Key elements were reviewed by District Counsel.

D. 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: Vice Chairman Omar Fonte and Supervisors Aileen Milian, Leo Corradini and Dr. Alexandra “Alex” Penn Williams were in attendance. Supervisor Albert Collazo (attended via phone).

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

Also present were members of the public.

E. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect the Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointments to office and stated that

nominations would be in order for Chairperson and Vice-Chair. She indicated that the remaining three Supervisors would be designated as Assistant Secretaries.

Supervisor Milian nominated Supervisor Fonte for Chairperson; and Supervisor Collazo nominated Supervisor Dr. Penn Williams for Vice Chair; the following slate of Officers was thereby nominated for election.

- Chairperson – Omar Fonte
- Vice Chairperson – Alexandra Penn Williams
- Assistant Secretary – Aileen Milian
- Assistant Secretary – Leo Corradini
- Assistant Secretary – Alberto Collazo
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Corradini, seconded by Supervisor Collazo and unanimously passed electing the above slate of Officers, as presented.

F. ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

H. APPROVAL OF MINUTES

1. November 18, 2024, Regular Board Meeting

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Milian and passed unanimously approving the minutes of the November 18, 2024, Regular Board Meeting, as presented.

I. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Redesignating CDD Checking Account Signers (Seacoast Bank)

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT, REDESIGNATING THE SIGNATORIES OF THE DISTRICT CHECKING ACCOUNT; AND PROVIDING AND EFFECTIVE DATE.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Collazo and unanimously passed adopting Resolution No. 2025-01, as presented.

2. Consider Resolution No. 2025-02 – Redesignating CDD Checking Account Signers (PNC Bank)

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT, REDESIGNATING THE SIGNATORIES OF THE DISTRICT CHECKING ACCOUNT; AND PROVIDING AND EFFECTIVE DATE.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini and passed unanimously adopting Resolution No. 2025-02, as presented.

3. Consider Resolution No. 2025-03 – Registered Agent Change

Resolution No. 2025-03 was presented, entitled:

RESOLUTION 2025-03

A RESOLUTION OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Ms. Wald gave a brief description of the resolution.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini and passed unanimously adopting Resolution No. 2025-03, as presented.

4. Consider Change of Time for District Meetings

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo changing the meeting times from 4:00 p.m. to 7:00 p.m. Motion failed, Supervisors Fonte, Milian and Corradini were opposed to the time change.

A lengthy discussion ensued. Supervisor Penn Williams emphasized that the public would benefit from the meetings being held at a later time proposing 7:00pm. Opposed Supervisors Fonte and Milian noted reasons why the meeting should remain at the current time and added that the District should keep the current advertised Regular scheduled meeting dates and times for the remainder of the current fiscal year due to the high advertising costs and because of the lengthy nature of the meetings. Noting that the time change can be re-addressed during a future meeting when the approval consideration for the FY 2025-2026 Regular meeting schedule is presented.

5. Consider Scheduling Workshops for Budget, HOA, Etc.

Supervisor Penn Williams requested the addition of this agenda item and recommended that the Board schedule two (2) Workshops; one to collaborate with the Association and the other for a Budget Workshop to be conducted prior to consideration of the FY 2025-2026 Proposed Budget.

It was determined that the District Board did not require a meeting with the Association Board at this time and directed District management to check with Ms. Gavilan to confirm if the Association Board would need to meet with the District Board.

A **MOTION** was made by Supervisor Penn Williams scheduling a Budget Workshop for February 10, 2025.

A lengthy discussion ensued and the Board directed District management to add to the March agenda a Budget Workshop, pushing the consideration of the fiscal year 2025/2026 proposed budget to the April meeting, followed by a Public Hearing to be scheduled some time in June. District management was also asked, if possible, to make the Draft Proposed Budget available to the Board in advance of the regular posting date.

Supervisor Penn Williams then withdrew her **MOTION** scheduling a Budget Workshop for February 10, 2025.

6. Consider Proposal for Lake Signage Replacement and Pole Relocation

The request for this small project is twofold; first because the District was notified of crocodile sitings and removals and secondly because after heavy rain episodes, the existing signage was at one point under water.

A **MOTION** was made by Supervisor Fonte, seconded by Supervisor Penn Williams and passed unanimously approving Fast Signs' Estimate 64044 dated December 17, 2024, in the amount of \$1,201.72, for lake signage; the Southern Asphalt Engineering Proposal Ref. No. 2024-050873 dated December 4, 2024, in the amount of \$3,345.00, for the removal of the existing poles and their replacement and provided signage (locations of installation will be determined by the District Engineer); and simultaneously directing District Counsel to prepare electronic approval agreements and directing District management to execute same on behalf of the District.

7. Consider Proposal for Street Signage Replacement

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Penn Williams and passed unanimously approving Headley Construction Group Estimate 1587 dated December 19, 2024, in the amount of \$1,000 for the replacement of specified street/traffic signage to comply with the height requirement.

8. Consider Proposal for Fence Installation on North Side of Southern Entrance Water Feature

The Board reviewed the aluminum gate proposal option and directed District management to confirm with the Association if the installation of a black 6-foot chain link fence would be acceptable on the north side of the southern entrance water feature.

A **MOTION** was made by Supervisor Milian and seconded by Supervisor Collazo and unanimously passed directing and authorizing District management to confirm if the chain link fence option is acceptable by the Association, and if so, to proceed with engaging services on behalf of the District for the installation of a black 6-foot chain link fence to be installed on the north side of the southern entrance water feature (this service will include the survey and permits) for an amount not to exceed \$9,000;

simultaneously directing District Counsel to prepare an electronic approval agreement and directing District management to execute same on behalf of the District.

Additionally, if the chain link fence option is not acceptable to the Association, Mrs. Perez is to bring back to the Board for consideration the aluminum proposals, excluding the privacy panel.

Mrs. Perez was asked to advise Association management of the hedges being overgrown and infested with whitefly next to the double door gates at the above referenced locations.

9. Announcement – Miami-Dade County Stormwater Management System New Class V Permit Requirements

The new Miami-Dade County Stormwater Management Class 5 Permit requirements have changed the process in which the District can provide stormwater management services within Miami-Dade and now require the issuance of this permit. The District can no longer provide stormwater management cleaning services and/or repairs without said permit. Additionally, the permit requires reports to be issued for services that are rendered.

Mrs. Perez recommends that the District engage the services of a licensed and insured contractor for the length of the permit (and extensions if applicable) and have them issue the permit and provide the required reports on behalf of the District (copying the District for recording-keeping purposes) as part of their agreement responsibilities.

10. Consider Proposal for Stormwater Management System Maintenance Services and Reports Pursuant to Class V Permit Requirements

Mrs. Perez advised the Board that the stormwater management system catch basins would be inspected by District management staff and a proposal for the cleaning will be presented to the Board at the March meeting.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Fonte and passed unanimously approving the Raptor Vac Systems' proposal and rate sheet dated January 2, 2025, for the stormwater management system maintenance services and reports pursuant to the Class V Permit Requirements, which consist of the District's approval prior to work commencement; and simultaneously directing District Counsel to prepare an electronic approval agreement and for District management to execute same on behalf of the District.

11. Update on the Permitting Process for Removal of Vegetation Near District Owned Retention Wall Areas

Pursuant to our communications with Luis Fernandez, Environmental Resources Project Supervisor of the Miami-Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), Coastal Resources Section, the Class 1 Permit is appropriate and necessary due to the presence of mangroves in the areas that need to be addressed.

The permit issued in 2022 only addressed the trimming and removal specific vegetation that did not include mangroves. The permit needed at this time requires a "Professional Mangrove Trimmer" licensed by the State. The State provides a list with 23 of them (<https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-authorized-professional>). Most of the vendors are too far from the Miami-Dade area, and they showed no interest in bidding on this project. The vendors on the list located in the County (Adventure Environmental) also responded that they were not currently

interested in the job. The only vendor from the list that provided a proposal was "Property Doctors" - Robin Woodland of Marathon.

We, as of yet, have received proposals from the following (that were distributed via handout). It was noted that the first step would be engaging the services of a qualified licensed individual/company to issue and qualify the permit. The proposed amounts for the work to be conducted are estimated costs, as the actual work and mitigation are to be determined by DERM after the issuance of the permit and the first inspection has been conducted.

- Environmental Unlimited - (company used and recommended by Allstate Resource Management). They sent us separate proposals; one for the permit, one for the one-time trimming of the 3 areas (see attached map, Tracts U, P & G), with separate prices for each, and another one for engaging in a plan to trim these areas every six months (which they recommend).
- Property Doctors - Their proposals are separated, as requested. Phase 1 is just for "Tract U" (the current priority), and Phase 2 is for the other 2 areas "Tracts P & G". *Most inclusive and on the Florida Department of Environmental Protection list of vendors.*
- Earth Advisors - Their proposal does not provide specific prices. They are designated as "Prices To Be Determined", depending on the permit, inspections from DERM, authorized amount of vegetation to be trimmed, etc.

All contractors have stated that the permitting process may take approximately three (3) to four (4) months because it will require that the DERM Biologist visit the sites and only what is designated by DERM will be addressed.

Mrs. Perez recommended that the Board issue the necessary Class 1 Permit and engage services to first address the priority area at this time in Tract U. She further recommended that the permit was valid for two years and thus the Board can allocate funds in the upcoming budget for the larger maintenance projects in the remaining tracts to be conducted in FY 2025/2026.

A discussion ensued and District management was asked to contact RS Environmental for a proposal and to bring back all the proposals to the next meeting.

12. Update on Improper Placement of Fill on District Owned Bank behind 19049 SW 80th Court

It was noted that no corrections had been made to the slope. The District and District Counsel have not heard from or received any responses from the owners or the owner's attorney.

13. Discussion Regarding Traffic Speeding Complaint Received by District

Mrs. Perez added this to the meeting agenda and prior to this meeting she had forwarded the complaint to the Board for their review.

The District has received various complaints over time and as of recent that the District received complaints with regard to speeding and running of stop signs from members of the public, the Association management as well as from Association Board members. The Association management advised the District that in the span of the recent two (2) months the community had experienced three (3) accidents because of traffic violations.

Since the District has no policing authorities and the Association has already made various attempts to address this issue by sending out several email notifications on this matter, as well as using traffic

calming devices, such as the speed radar stations, resulting in the community being aware of the issue. The only alternative was to bring in the authorities to enforce traffic laws.

Mrs. Perez noted that we had been in contact with MD Police Officer Loany Aguirregaviria, who is the "Off-Duty Coordinator" for Cutler Bay. She informed us that a permit must be processed through the Miami-Dade Police Department website (and she sent us the link to do it). This permit has no cost and is an easy process, just a matter of sending some documentation. For fares on "Off-Duty Services", they are the same that apply for the whole County (https://www.miamidade.gov/global/service.page?Mduid_service=ser1508436203916940). Officer Loany highly recommended that we let her know in advance, in case we decide to hire these services, for her to make sure we have availability on the dates and times requested.

Price Schedule for Off-Duty Services Per Hour (regular rate):

- ▶ Police Captain - \$81.50
- ▶ Police Major - \$81.50
- ▶ Police Lieutenant - \$78.50
- ▶ Police Sergeant - \$75.75
- ▶ Police Officer - \$72.75

Price Schedule for Off-Duty Services Per Hour (holiday rate):

- ▶ Police Captain - \$117.75
- ▶ Police Major - \$117.75
- ▶ Police Lieutenant - \$115.00
- ▶ Police Sergeant - \$112.00
- ▶ Police Officer - \$109.00

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Corradini and passed unanimously approving and engaging in the services of off duty Police beginning in February 2025 and using reserve funds in the amount not to exceed \$10,000; simultaneously directing District Counsel to prepare an electronic approval agreement and for District management to execute same on behalf of the District.

J. OLD BUSINESS

1. Engineering Update Regarding Phase II Storm Drainage Project

Pursuant to the District Engineer's calculations: Phase II Expense Summary as of the original agreement, which includes the Phase II drainage repairs and the additional items designated as Change Orders #1 through #4:

- Change Order #1: ADA Ramp Repairs
- Change Order #2: Curb Repairs
- Change Order #3: Catch Basin at 19512 SW 79th Place
- Change Order #4: Repair Catch Basin Apron at 19468 SW 80th Court

Approved Agreement Total: \$154,970.00

Initial Deposit Payment: \$61,988.00

Approved Agreement Balance: \$92,982.00

Pending Change Orders #5 - #7: \$31,060.00

Total Funds Needed to Complete (including Change Orders #5 - #7): \$124,042.00

Mr. Camacho noted that the Phase II permit process was still pending approval.

a. Consider CO #5 Repairs to Address Stagnant Water at 7616 SW 193rd Lane

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini and passed unanimously approving the Headly Construction Group Est. 1549 and CO #5 dated September 18, 2024, in the amount of \$17,550 for the repairs to address stagnant water at 7616 SW 193rd Lane.

Change Order #5: Mr. Camacho update: “The scope and pricing for the installation of a catch basin at 7616 SW 193 Lane aligns with the original agreement. This work can be scheduled during the Phase II Drainage Repairs, which are currently undergoing permitting review.”

A discussion ensued and it was determined that the Board preferred to treat this Small Project independently from the Phase II Project.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini withdrawing the previous **MOTION**.

A **MOTION** was then made by Supervisor Milian, seconded by Supervisor Corradini and passed unanimously approving the Headly Construction Group Est. 1549 (not as a Change Order, but as its own small project) dated September 18, 2024, in the amount of \$17,550 for the repairs to address stagnant water at 7616 SW 193rd Lane; and simultaneously directing District Counsel to prepare an electronic approval agreement and for District management to execute same on behalf of the District.

Prior to preparing the agreement Mrs. Perez will confirm with Headly Construction that they will honor the estimate and price on its own thereby removing the referenced Change Order.

b. Consider CO #6 Pavement Repairs at 18871 SW 77th Court

Change Order #6: Mr. Camacho reviewed the area and reported it to be crumbling and the District was not able to confirm the source of the damage running parallel with the driveway at 18871 SW 77th Court.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini and passed unanimously approving the Headly Construction Group Est. 1550 (not as a Change Order, but as its own small project), dated September 18, 2024, in the amount of \$1,800 for asphalt milling and resurfacing in front of the driveway at 18871 SW 77th Court; and simultaneously directing District Counsel to prepare an electronic approval agreement and for District management to execute same on behalf of the District.

c. Consider CO #7 Striping of Entrance/Exits

The Board directed District management to gather 3 proposals specifically from striping companies and to bring that information back to the Board for consideration.

Mr. Camacho was asked to review the north entrance area near the gates to determine if a “Yield” sign or yield markings are required.

K. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials, noting that available funds through December 31, 2024, were \$1,110,250.08.

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

L. BOARD MEMBER/STAFF COMMENTS/REQUESTS

There were no further comments from the Board Members or Staff.

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Fonte, seconded by Supervisor Milian and passed unanimously adjourning the meeting at 6:33 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair

Cutler Cay CDD
New Aluminum Fence Installation - Behind Southern Entry Water Feature

Shekinah Fence Services	South Florida Fabrication & Fencing	Suarez & Fence Service
<i>Company used by SDS in other Districts</i>	<i>Company used and referred by the Town of Cutler Bay</i>	<i>Company used and referred by the HOA</i>
<p>Build and Install a 6' aluminum fence to divide the District owned and maintained area from the neighboring property. Said area is located on the North side of the South entrance water feature that houses the water feature equipment pit and pumps.</p> <p style="text-align: center;">Bronze aluminum fence will keep uniformity with the HOA recommended finishes & design.</p>		
\$12,211.35	\$12,255.00	\$11,160.00
This price includes the necessary survey and permit processing fees, but excludes the permit fees payable to the Town of Cutler Bay, or to any other Government Agency.	This price includes the necessary survey and permit processing fees, as well as an allowance in the amount of \$395.00 towards permit fees payable to the Town of Cutler Bay, or to any other Government Agency.	This price includes the necessary survey and permit costs.
Payment in full upon completion.	50% Deposit required.	



SHEKINAH FENCE SERVICES LLC



Estimate

LIC #20BS00378
 shekinahfence@gmail.com
 SHEKINAHFENCESERVICESLLC.COM
 786-339-6754

Estimate No: 6549
 Date: 01/23/2025

For: CUTLER CAY CDD 2501 A Burns Rd.
 Palm Beach Gardens FL
 rgalvis@sdsinc.org, Gperez@sdsinc.org
 cutler bay fl 33157
 (786) 413-7150

Description	Quantity	Rate	Amount
FABRICATION AND INSTALLATION OF 161' FEET OF ALUMINUM FENCE STYLE (PRESSED SPEAR) 6' TALL BRONZE COLOR	1	\$11,095.00	\$11,095.00
- POST 3X3			
- PICKET 1X1			
- HORIZONTAL 2X1			
- NEW LOCK ON EXISTING GATE			
NEW SURVEY	1	\$600.00	\$600.00
DRAWING COST	1	\$276.35	\$276.35
PROCESS THE PERMIT	1	\$240.00	\$240.00
BUILDING DEPARTMENT FEES (TAXES) NOT INCLUDED	1	\$0.00	\$0.00

Subtotal \$12,211.35
 TAX 0% \$0.00
 Total \$12,211.35

Total \$12,211.35

Comments

PAYMENT TERMS :
 PAYMENT TERMS :
 ZELLE PAYMENT TO : 954-709-9761
 ACH PAYMENT INFORMATION IS INCLUDED
 PAYMENT IN FULL WHEN FENCE INSTALLATION IS COMPLETE

Terms and Conditions

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZING TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.

QUOTE IS ONLY VALID FOR 15 DAYS

STAFF MEMBERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S.

SHEKINAH FENCE
SERVICES LLC

Client's signature



8260 SW 184th St
 Cutler Bay, FL 33157
 +13052335333
 tony@southfloridafencing.com
 www.southfloridafencing.com



Estimate

ADDRESS

Cutler Cay CDD
 7755 SW 192nd Street
 CUTLER BAY, FL 33157

ESTIMATE # 7408

DATE 01/23/2025

ACTIVITY	QTY	RATE	AMOUNT
Aluminum Fence FURNISH AND INSTALL 6' TALL X 161' LF OF ALUMINUM PICKET FENCE. POWDER COATED IN BLACK, BRONZE. OR WHITE.	1	12,075.00	12,075.00
INSTALL NEW DEAD BOLT AND DOOR KNOB TO EXISTING GATE.			
3X3 POST 1X2 TOP AND BOTTOM 1X1 VERTICAL MEMBERS			
PERMITS Building Permits (ESTIMATE ONLY)	1	395.00	395.00
PERMIT RUNNER PERMIT RUNNER	1	250.00	250.00
NOC NOC FILING	1	50.00	50.00
SURVEY SURVEY FOR THE AREA WHERE THE FENCE WILL BE INSTALLED	1	850.00	850.00
PRIVACY PANEL REMOVE PRIVACY PANEL	1	-1,365.00	-1,365.00

PAYMENT TERMS:

TOTAL

\$12,255.00

50% DEPOSIT AT SIGNING

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZING TO DO THE WORK AS SPECIFIED.

PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.

QUOTE IS ONLY VALID FOR 5 DAYS

SFFF IS NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S.

BALANCE DUE ON INSTALLATION DAY.

LICENSED & INSURED
LIC# 13BS00086

Accepted By

Accepted Date

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE
HEREBY ACCEPTED. YOU ARE AUTHORIZING TO DO THE WORK AS SPECIFIED.

PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.

QUOTE IS ONLY VALID FOR 5 DAYS

SFFF IS NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S. **Page 16**



Suarez & Fence Service Corp.

1723 W 37 St. #12 • Hialeah, FL 33012

Phone: 954.235.5599

Fax: 305.822.0973

Email: suarezfence@att.net

CONTRACT

LIC# 09BS00246

CUSTOMER'S NAME <i>Cutter Bay CDD</i>			DATE <i>2/3/25</i>
STREET <i>19529 SW 90CT</i>		CITY <i>Cutter Bay</i>	STATE <i>FL</i>
HOME PHONE <i>786-503-1633</i>	CELL PHONE	FAX #	ZIP <i>33157</i>

CHAIN LINK

Overall Length	Overall Height
Gauge C/L Wire	Fabric Color
Barb Wire	K Up B Up
Frame Color	Term./Corner Posts
Line Posts	Line Post Space
Top Rail	Walk Gate
Razor Wire	D. Drive/Roll Gate
Gate Post	Wall Mount
Sea Fans	Tension Wire

FENCE TO BE INSTALLED AT.

WOOD

Overall Length	Overall Height
Style Fence	Post Inc.
Good Side In (GSI)	Good Side Out (GSO)
1 x 2 Strips	2 x 2 Strips
IN OUT	IN OUT
Wood Type of Boards	Board Size
Board Spacing	Dog Eared
P.T. Pine Posts	Post Spacing
P.T. Pine Stringers	Steel Gate Frame(s)
Walk Gates	Double Drive Gates
W. Gate Post	D. Gate Post

NEW Fence Picket 6' Ft Height

AUGER ACCESS Y N Part ___ FT. ACC. TEMP FENCE Y N ___ FT. HT. SELF CLOSER(S): Y N TYPE: ___

PRICE INCLUDES ADDITIONAL CHARGE FOR DIRT PILE REMOVAL. Yes No INITIALS REQUIRED: CUSTOMER ___ SALES REP. *SF*

FENCE LINE VISUALLY CONFLICTS WITH EXISTING SPRINKLERS Y N INITIALS REQUIRED: CUSTOMER ___ SALES REP. *SF*

PROPERTY PINS FOUND Rt. F. Rt. R. Lt. F. Lt. R. Other CUSTOMER TO CLEAR FENCE LINE Y N

CORE DRILLS ___ WATER: Y N HOSE REQ ___ ELECTRIC Y N CORD REQ ___ ASPHALT Y N

TAKE DOWN EXIST. Yes No Part. TYPE/FOOTAGE: ___ HAUL AWAY: Yes No

CONCRETE FOOTING ___ X HOMEOWNER'S ASSOC. LETTER REQ: PRIOR TO PERMIT PRIOR TO INSTALLATION

ORNAMENTAL

Manufacturer	Style	Steel	Aluminum
<i>SF</i>	<i>C</i>	<i>C</i>	<i>Alumini</i>
Overall Length	Overall Height	Picket Size	Picket Spacing
<i>161'</i>	<i>6</i>	<i>3"</i>	<i>3 3/4</i>
Line/Term Post	Post Spacing	Walk Gate	W. Gate Post
<i>3x3</i>	<i>6</i>	<i>C</i>	<i>C</i>
Fence Color	Options	Drive Gate	D. Gate Post
<i>Black</i>	<i>C</i>	<i>C</i>	<i>C</i>

SPECIAL INSTRUCTIONS

NEW Fence Aluminum Picket Fence 6 Ft High. Este Presupuesto Incluye Survey Property y COSTO DE Permisos

OPTION "B"	PROPOSAL/CONTRACT SALE PRICE	OPTION "A"
	CONTRACT PRICE	<i>9,660</i>
	COSTO PERMIT Incluye	<i>1,500.00</i>
	TOTAL	<i>11,160.00</i>
	LESS DEPOSIT	
	BALANCE DUE UPON COMPLETION	

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawing. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. SEE REVERSE SIDE FOR INFORMATION

CUSTOMER'S SIGNATURE _____
 Upon signing by purchaser, this become a binding contract
 SALES REP. *SANTIAGO SUAREZ*

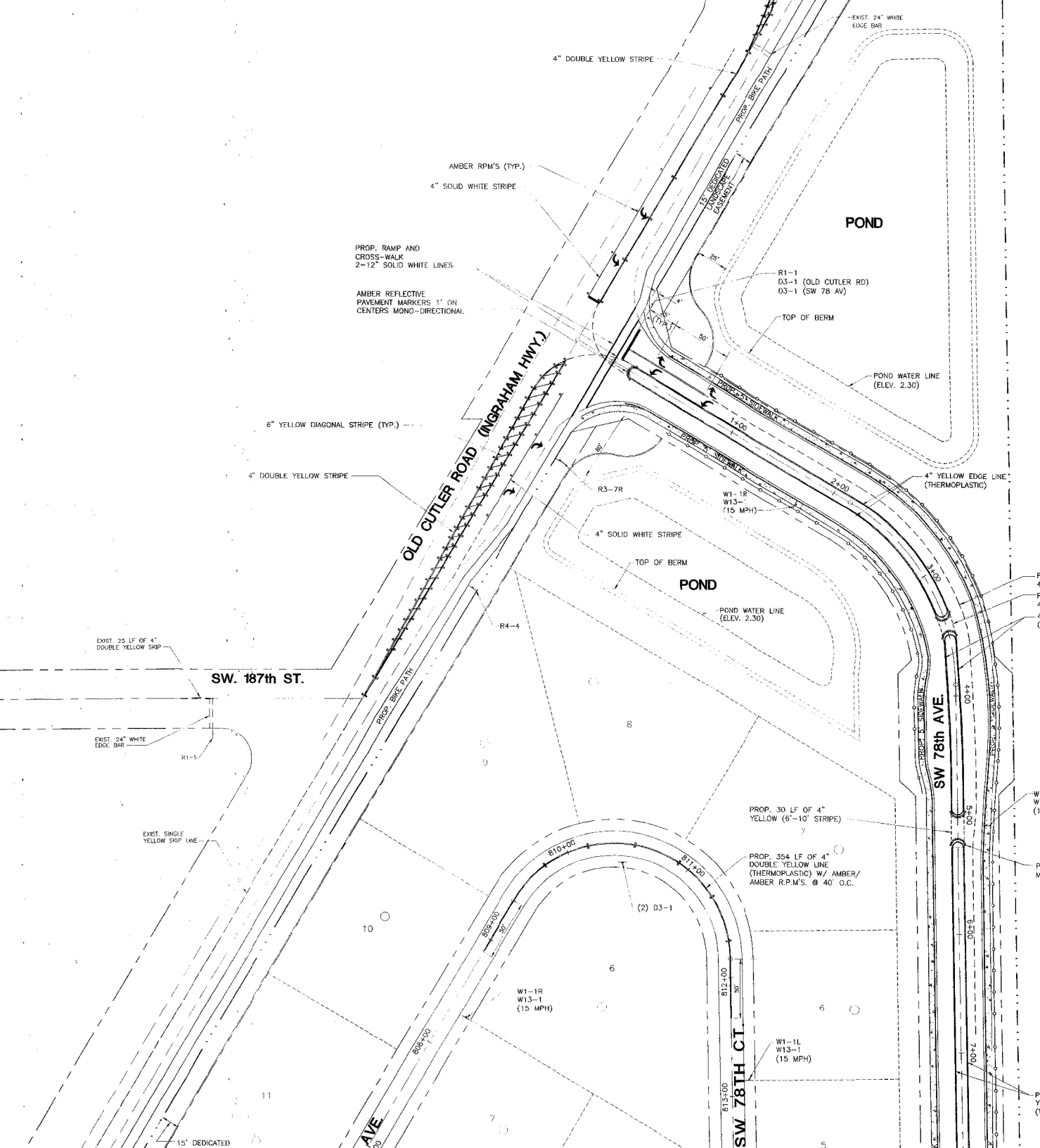
APPROVED AND ACCEPTED DATE _____

**Cutler Cay CDD
Entrances Striping Project**

DMI Paving & Sealcoating	Headley Construction Group	Pavement Striping Corp.
<p style="text-align: center;">Thermoplastic striping for white and yellow lanes, traffic arrows and stop bars on both entrances of the community.</p> <p style="text-align: center;">Work to be done as per the traffic plans, and following District Engineer specific instructions.</p>		
\$9,225.00	\$11,710.50	\$10,438.50

TRAFFIC GENERAL NOTES & CONDITIONS

1. ENGINEER SHALL PREPARE SIGNING & PAVEMENT MARKING PLANS IN A SEPARATE SHEET (1"=50' SCALE MINIMUM)
2. ENGINEER SHALL VISIT SITE & VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING & PAVEMENT MARKING PLANS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKING AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKING AND SIGN AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKING AT THE BEGINNING AND AT THE END OF THE PROJECT, AND AT ALL INTERSECTING SIDE STREETS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REFLECTIVE PAVEMENT MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.
7. ANY SIGNING MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO DADE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 7100 NW 36 STREET, MIAMI, FLORIDA.
8. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/ INSPECTOR.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PEDESTRIAN RAMPS WHERE SIDEWALK IS EXISTING OR PROPOSED (ADA-PWM).

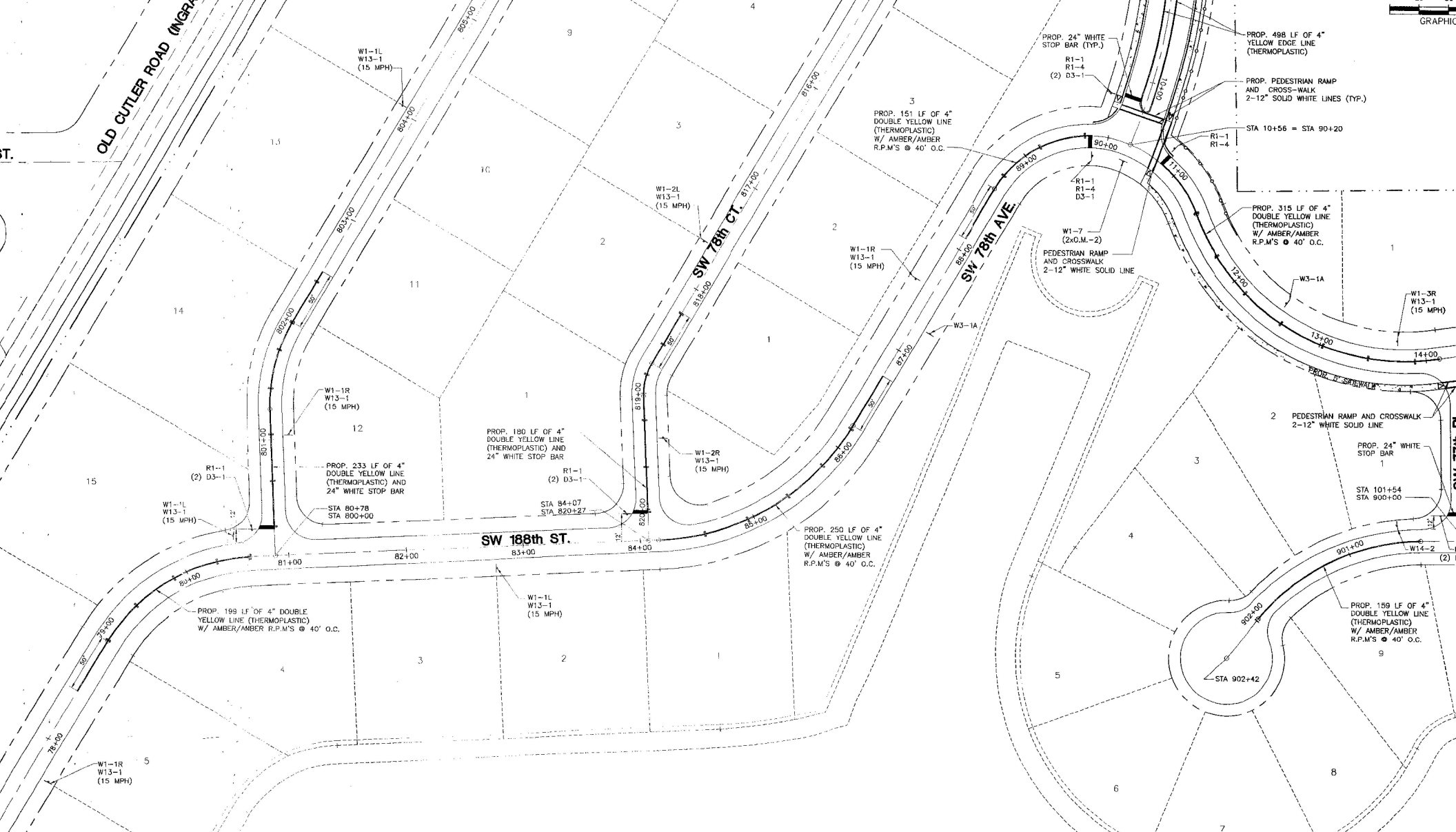


PROP. 645 LF OF
4" WHITE (10'-30' SKIP)
PROP. 28 LF OF
4" YELLOW (6'-10' SKIP)
4" YELLOW EDGE LINE
(THERMOPLASTIC)

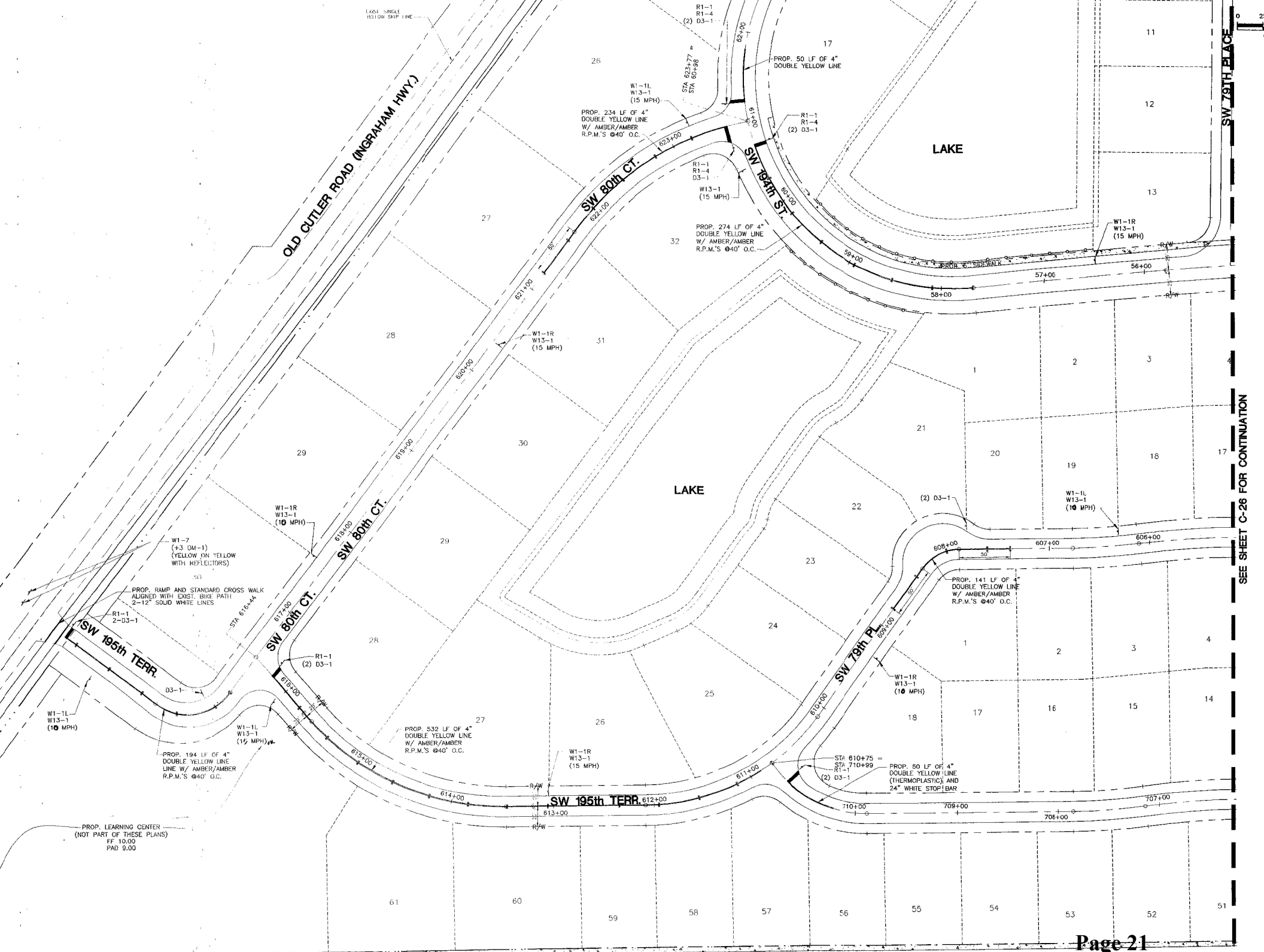
W1-1L
W13-1
(15 MPH)

PROP. AMBER R.P.M.'S @ 1' O.C.
MONO-DIRECTIONAL (TYP.)

PROP. 498 LF OF 4"
YELLOW EDGE LINE
(THERMOPLASTIC)



SEE SHEET C-24 FOR CONTINUATION



SEE SHEET C-26 FOR CONTINUATION



Date: Tuesday, February 25, 2025

Project # M25-3510

Submitted To:
 Ronald Galvis
 Cutler Cay CCD
 7755 SW 192nd St.
 Cutler Bay, FL 33157
Contact Information:
 Phone: (561) 630-4922
 Mobile:

Site Description: # S145265
 Cutler Cay CCD
 7755 Southwest 192nd Street
 Cutler Bay, FL 33157

 Site Contact:
 Site Phone:

Prepared By:
 Lazaro Tarrío
Contact Information:
 Mobile: 786-999-2092
 Office: (305) 836-8678
 E-mail: ltarrío@driveway.net
Project Manager:
 Mobile:
 Email:

Qty	Proposed Service(s) & Description(s)	Depth
	Thermoplastic Striping	\$9,225.00

1. Clear away loose dirt and debris.
2. Mechanically apply D.O.T. approved thermoplastic road marking material at a rate of 90 wet mils.
3. Crushed glass will be incorporated with the material to provide retro-reflectivity.
4. Additional crushed glass will be mechanically applied to the melted surface of the material. Given the contour and texture of the traffic markings, the appearance of reflectivity will vary.
5. Thermoplastic yellow and white markings will include: 6" Striping, Directional Arrows, and Stop bars
6. Install Reflective Pavement Markers.

***ANY AREAS THAT ARE INACCESSIBLE ON THE DAY SCHEDULED WILL BE STRIPED ON AN AGREED UPON RETURN TRIP AT AN ADDITIONAL COST TO THE CLIENT
 **DEPENDING ON THE CONDITION OF THE EXISTING THERMOPLASTIC PAINT, CRACKS AND BLEMISHES COULD REFLECT IN TO THE NEW THERMOPLASTIC OVER TIME. IN THESE CASES GRINDING THE EXISTING MATERIAL OFF PRIOR TO APPLICATION IS RECOMMENDED.*

PAYMENT TERMS 0 Down, Balance Net Upon Completion

Project Total \$9,225.00

SERVICE TERMS Final Price Subject to Change based on material costs at time of permit issuance as applicable. Project will be scheduled with client ahead of commencement. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included. **This proposal may be withdrawn at our option if not accepted within 30 days of Feb 25, 2025**

Certified Pavement Professional Lazaro Tarrío

Accepted Authorized Signature

Print Name

Signature

www.driveway.net



TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____

Headley Construction Group Inc

8240 SW 186th ST
 Cutler Bay, FL 33157 USA
 +13056131490
 thomas@headleycg.com



Estimate

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

ESTIMATE 1551
 DATE 09/18/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Project	Project; Cutler Cay Entrance / Exit Striping Improvement	1	0.00	0.00T
		Scope of Work - Main Entrance			0.00
	Signs & Markings	1. Thermoplastic, 6" Wide, White/Yellow Solid Lane (3720 LF)	3,720	2.25	8,370.00
	Signs & Markings	2. Thermoplastic, 6" Wide, White Skips (10' X 30')	150	2.25	337.50
	Signs & Markings	3. Thermoplastic, Directional Traffic Arrow (Qty. 15)	15	135.00	2,025.00
	Signs & Markings	4. Thermoplastic, 24" Wide, White Stop Bar (Qty. 3)	3	90.00	270.00
		Scope of Work - South Gate Entrance			0.00
	Signs & Markings	5. Thermoplastic, 6" Wide, Double Yellow Solid Lane (200 LF)	200	3.00	600.00
	Signs & Markings	6. Provide & Install (YY) Reflective Paving Market (Qty. 12)	12	9.00	108.00
SUBTOTAL					11,710.50
TAX					0.00
TOTAL					\$11,710.50

Accepted By

Accepted Date



ESTIMATE

**15115 NW 90TH CT
MIAMI LAKES FL 33018**

Date	Estimate #
2/3/2025	3916

Name / Address
Cutler Cay CDD 2501 A BURNS RD PALM BEACH GARDENS FL 33410

Project				
7755 SW 192 ST				

Description	U/M	Qty	Cost	Total
PROJECT LOCATION 7755 SW 192 ST CUTLER BAY, FL 33157				
MAIN ENTRANCE				
THERMOPLASTIC PAVEMENT MARKING 6" SOLID WHITE AND YELLOW	LF	3,720	1.45	5,394.00
THERMOPLASTIC 6" 10'X30' SKIP WHITE	LF	190	1.45	275.50
THERMOPLASTIC PAVEMENT MARKING 24" SOLID WHITE	LF	70	5.20	364.00
THERMOPLASTIC DIRECTIONAL ARROWS	EA	15	275.00	4,125.00
SOUTH ENTRANCE				
THERMOPLASTIC 6" DOUBLE YELLOW	LF	200	1.10	220.00
RETRO-REFLECTIVE PAVEMENT MARKERS	EA	12	5.00	60.00

<p>NOT INCLUDED: Payment or Performance bond test INCLUDES: Labor and Equipment PAYMENT TERMS: 40% before we start working on the project, 50% in the middle of the project and the other 10% upon completion. Price valid for 30 days. If not specified it is not included in this proposal and will incur an additional charges. PAVEMENT STRIPING CORP. reserves the right to increase the cost of materials as it is increased by the supplier throughout the duration of this project. Interest shall accrue on all unpaid sums at the rate of 18% per annum. In the event of any litigation involving the Proposal, Purchase Order, Contract and/or any Invoice, the prevailing party shall be entitled to recover all of its attorneys' fees, costs and expenses from the non-prevailing party.</p>	<table border="1"> <tr> <td>Total</td> </tr> <tr> <td> </td> </tr> <tr> <td>Signature</td> </tr> </table>	Total		Signature
Total				
Signature				

The work and material performed by the company may result in lien being placed on the premises described above, in case the owner or contractor defaults in any payment under this contract. Owner agrees to accept full responsibility for all fences, sidewalk, all underground pipes, wires, septic tanks, drain lines, well, etc. Unless stated above. Owner is liable in full amount of contract in the event owner cancels after work has started. The company shall not be responsible for damage or delay due to strikes, fire, accidents or other cause beyond its control, not for inherent defects in the premises in which to be done. In the event of any default of this contract by the owner, owner agrees to pay all costs and reasonable attorney's fees incurred by pavement striping corp. as a result of said default all materials is guaranteed to be specified. This proposal subject to acceptance within 30 days is void thereafter at option of the undersigned.

Phone #	E-mail	Web Site
786-237-1266	pavementstripingcorp@gmail.com	pavementservicemiami.com



ESTIMATE

**15115 NW 90TH CT
MIAMI LAKES FL 33018**

Date	Estimate #
2/3/2025	3916

Name / Address
Cutler Cay CDD 2501 A BURNS RD PALM BEACH GARDENS FL 33410

Project				
7755 SW 192 ST				

Description	U/M	Qty	Cost	Total
THIS ESTIMATE DOES NOT INCLUDE THE FOLLOWING: -SURVEYING (CONTRACTOR MUST STAKE AREAS AS NEEDED) -PERMITTING -PERMITTING FEES -BASE PREPARATION -DENSITY TESTING -CONCRETE -MILLING -SIGNAGE -DEBRIS REMOVAL -SAW CUTTING -BOBCAT SERVICE -MOT/ ROAD CLOSURES -OFF DUTY POLICE OFFICER			0.00	0.00
WE RESERVE THE RIGHTS TO ANY ADJUSTMENT OF THIS ESTIMATE AS WE DEEM FIT. ANY CHANGES OR ADDITIONS TO PROJECT SCOPE OF WORK WILL RESULT IN A CHANGE ORDER TO COVER COST OF CHANGES ISSUED.			0.00	0.00
***WE ARE NOT REPOSNSIBLE FOR PEOPLE DRIVING/WALKING ON CLOSED AREAS OR TRACKING OUT/IN ANY FRESH MATERIAL. CONTRACTOR IS RESPONSIBLE FOR ALL CLOSURES AND SIGNALING OF PROJECT CONDITIONS. WE ARE NOT LIABLE FOR ANY INCIDENT DUE TO INCORRENT SIGNALIZATIONS OR CLOSURES.			0.00	0.00

NOT INCLUDED: Payment or Performance bond test
 INCLUDES: Labor and Equipment
 PAYMENT TERMS: 40% before we start woking on the project, 50% in the middle of the project and the other 10% upon completion. Price valid for30 days. If not specified it is not included in this proposal and will incurr an additional charges. PAVEMENT STRIPING CORP. reserves the right to increase the cost of materials as it is increased by the supplier throughout the duration of this project. Interest shall accrue on all unpaid sums at the rate of 18% per annum. In the event of any litigation involving the Proposal, Purchase Order, Contract and/or any Invoice, the prevailing party shall be entitled to recover all of its attorneys' fees, costs and expenses from the non-prevailing party.

Total

Signature

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Phone #	E-mail	Web Site
786-237-1266	pavementstripingcorp@gmail.com	pavementservicemiami.com



ESTIMATE

**15115 NW 90TH CT
MIAMI LAKES FL 33018**

Date	Estimate #
2/3/2025	3916

Name / Address
Cutler Cay CDD 2501 A BURNS RD PALM BEACH GARDENS FL 33410

Project				
7755 SW 192 ST				

Description	U/M	Qty	Cost	Total
THESE PRICES ARE BASED ON AN ESTIMATION OF QUANTITIES. FINAL MEASUREMENTS WILL BE DETERMINED ON FIELD UPON COMPLETION ANY OTHER ITEM NOT LISTED IN THIS QUOTE WILL BE AN EXTRA CHARGE.			0.00	0.00
CONTRACTOR IS RESPONSIBLE FOR THE MOT AND CLOSURE.			0.00	0.00
THIS ESTIMATE IS ONLY VALID FOR 30 DAYS. AFTER 30 DAYS, PRICING MAY VARY.			0.00	0.00

NOT INCLUDED: Payment or Performance bond test
 INCLUDES: Labor and Equipment
 PAYMENT TERMS: 40% before we start woking on the project, 50% in the middle of the project and the other 10% upon completion. Price valid for30 days. If not specified it is not included in this proposal and will incurr an additional charges. PAVEMENT STRIPING CORP. reserves the right to increase the cost of materials as it is increased by the supplier throughout the duration of this project. Interest shall accrue on all unpaid sums at the rate of 18% per annum. In the event of any litigation involving the Proposal, Purchase Order, Contract and/or any Invoice, the prevailing party shall be entitled to recover all of its attorneys' fees, costs and expenses from the non-prevailing party.

Total	\$10,438.50
--------------	-------------

Signature

The work and material performed by the company may result in lien being placed on the premises described above, in case the owner or contractor defaults in any payment under this contract. Owner agrees to accept full responsibility for all fences, sidewalk, all underground pipes, wires, septic tanks, drain lines, well, etc. Unless stated above. Owner is liable in full amount of contract in the event owner cancels after work has started. The company shall not be responsible for damage or delay due to strikes, fire, accidents or other cause beyond its control, not for inherent defects in the premises in which to be done. In the event of any default of this contract by the owner, owner agrees to pay all costs and reasonable attorney's fees incurred by pavement striping corp. as a result of said default all materials is guaranteed to be specified. This proposal subject to acceptance within 30 days is void thereafter at option of the undersigned.

Phone #	E-mail	Web Site
786-237-1266	pavementstripingcorp@gmail.com	pavementservicemiami.com

From: [Esteban Morera](#)
To: [Gloria Perez](#); [Ronald Galvis](#)
Cc: [Laura Gavilan](#)
Subject: FW: [EXTERNAL] Lake
Date: Monday, February 10, 2025 11:39:57 AM
Attachments: [image005.png](#)
[image006.png](#)

Good morning Gloria

Please take a look at the email below from Mr. Wencelblat, the homeowner of 7786 SW 188 TER, expressing concern/requesting an inspection of the erosion he is reporting seeing around the lake behind his home.

Mauricio Wencelblat
7786 SW 188 TER
305-213-0162
m_wencelblat@me.com

Esteban Morera, **LCAM**
Assistant Property Manager

A GREAT team delivering GREAT services!

Cutler Cay Homeowners Association, Inc.
7755 SW 192nd Street
Cutler Bay, FL 33157
Telephone (786) 667-8724
Fax (786) 667-8728
Email: emorera@kwpmc.com
<https://web.kw-ic.com/cutlercay/>



KW PROPERTY MANAGEMENT & CONSULTING

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From: MAURICIO WENCELBLAT <m_wencilblat@me.com>
Sent: Friday, February 7, 2025 11:36 AM
To: Esteban Morera <emorera@kwpmc.com>
Subject: [EXTERNAL] Lake

ATTENTION! This message was sent by an external sender. Do not open attachments or click on the links from unknown senders or unexpected emails.

[Download full resolution images](#)

[Available until Mar 9, 2025](#)

Good morning Esteban,

I would like you to come and see, at the junction between my property and my neighbor's property, the level of erosion that exists on the edge of the lake in addition to the iguana nests.

I am not referring to the common erosion that can be seen around the entire lake, for that reason I would ask you to come and see it and try to find a solution.

Thank you,

Best,

Mauricio Wencilblat





SCALE: 1" = 200'

LAKE 1
O.W.T.
0.76'
5/11/2022

CHANGE OF EXISTING CONDITION
STATION=8+40
NORTHING=456839.79
EASTING=879818.61

CHANGE OF EXISTING CONDITION
STATION=70+40
NORTHING=456738.69
EASTING=880142.95

CHANGE OF EXISTING CONDITION
STATION=33+64
NORTHING=457589.58
EASTING=881122.60

CHANGE OF EXISTING CONDITION
STATION=35+70
NORTHING=457702.82
EASTING=881283.41

CHANGE OF EXISTING CONDITION
STATION=43+67
NORTHING=457248.33
EASTING=881488.50

CHANGE OF EXISTING CONDITION
STATION=49+13
NORTHING=456985.19
EASTING=881190.76

CHANGE OF EXISTING CONDITION
STATION=58+16
NORTHING=456570.50
EASTING=880491.13

CHANGE OF EXISTING CONDITION
STATION=0+31
NORTHING=456210.99
EASTING=879319.86

EXISTING CONDITION (5/11/2022)

- PRIORITY LEVEL 1: HIGH
- PRIORITY LEVEL 2: MEDIUM
- PRIORITY LEVEL 3: LOW

REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
for Cutler Cay Community Development
District Lake 1



Landshore Enterprises, LLC
Environmental Engineering, Erosion
Control & Construction Management
d/b/a Erosion Restoration, LLC
"Your Shoreline Protection Specialists"

118 Shamrock Blvd.
Venice, FL 34293
Office: 941-303-5238
Fax: 941-218-6113
E-mail: info@landshore.com

BY: PIETER M. LOMBARD, P.E.
FL LIC. No. 66596
ENGINEER OF RECORD

**PRIORITY LEVELS
PLAN**

© Erosion Restoration, LLC.		
PROJECT NO. 2022-043	SHEET 4	OF 27
DRAWN BY: NV	DATE: 06/29/2022	SCALE: 1" = 200'

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORMWATER DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Cutler Cay CDD % SDS, Inc.	PROJECT NAME: Cutler Cay CDD
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL	PROJECT LOCATION: 18854 SW 76th Ct, Cutler Bay, FL 33157
CONTACT: Management	DATE: March 1, 2025

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: All labor, equipment and materials to complete work in accordance with pricing in Price Sheet and scope of work detailed below.

- 1) Four (4) catch basins, one (1) manhole, \$550.00
- 2) SD-46D to SD-45 82LF 18" \$143.50
- 3) SD-46C to SD-46D 82LF 18" \$65.00
- 4) SD-46A to SD-46B 65LF 18" \$162.50
- 5) SD-46B to SD-46C 27LF 12" \$40.50
- 6) Mobilization \$300.00
- 7) Decant Filter \$150.00
- 8) Load Disposal \$200.00
- 9) CCTV Mobilization \$250.00
- 10) CCTV pipeline runs \$274.85
- 11) Support pick up truck \$100.00

Grand Total \$2,236.35

Additional if approved.

Vac truck jetting: SD-45 to SD-9 231LF 18" \$404.25.

CCTV: SD-45 to SD-9 231LF \$265.65.

Additional Total \$669.90

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$_____

\$ _____

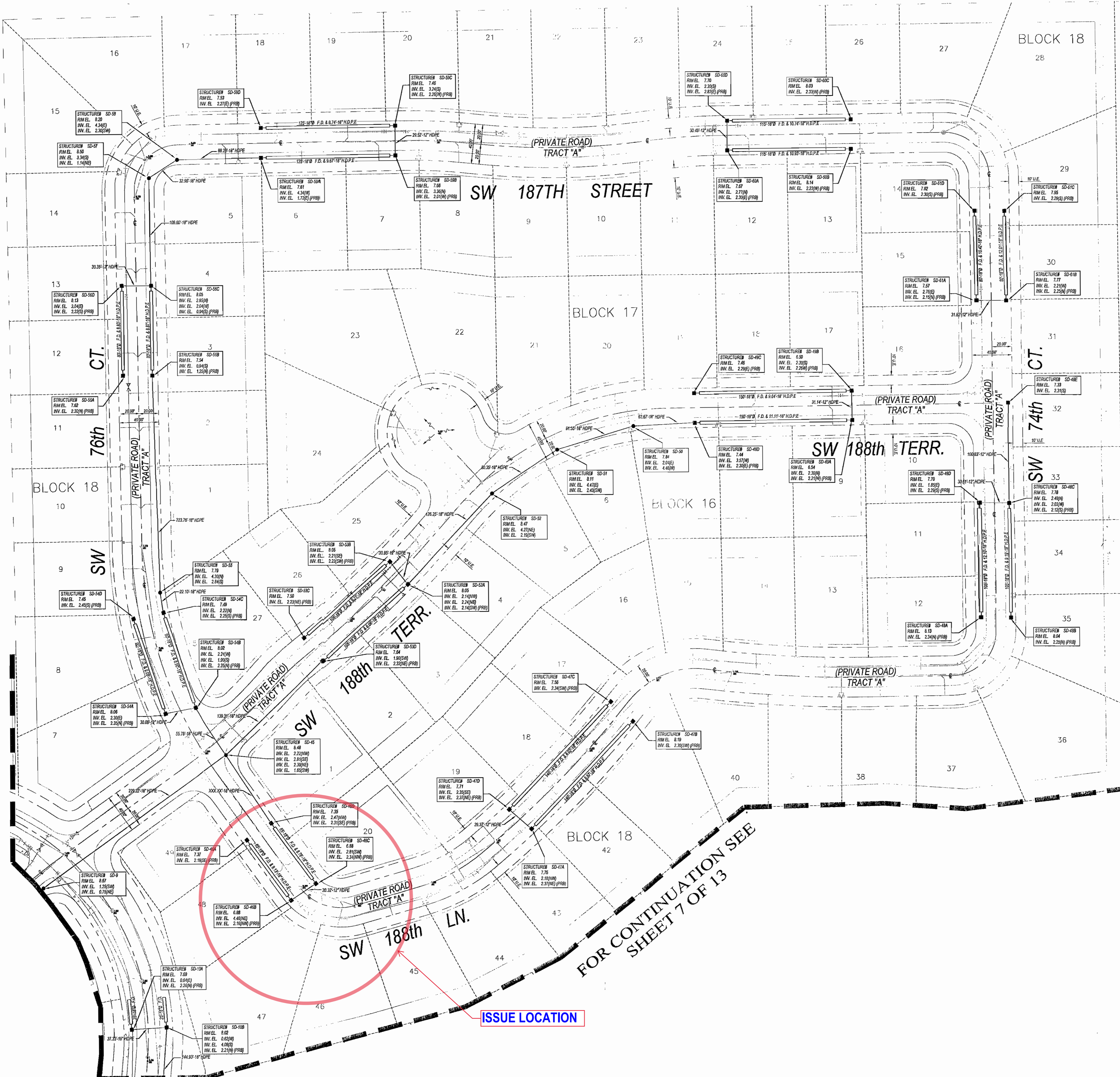
ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

FOR CONTINUATION SEE SHEET 3 OF 13



FOR CONTINUATION SEE SHEET 7 OF 13

ISSUE LOCATION




COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
 14241 SW 443 COURT
 MIAMI, FLORIDA 33166
 PH: 305.232.2540
 FX: 305.232.5586

RECORD OF REVISION	DESCRIPTION	BY	APP.	DATE

SHOMA HOMES AT OLD CUTLER BAY
 (a.k.a. CUTLER CAY)
 DRAINAGE AS-BUILT PLAN
 SHOMA HOMES

SCALE	1" = 50'
DESIGNED BY	WHS
DRAWN BY	MIG
CHECKED BY	GJB
SET #	AS-BUILT
DATE	05/05/05
PROJECT No.	2002-111
SHEET	4
OF	13

BY: 
 JOSEPH L. MARTIN
 PROFESSIONAL SURVEYOR
 & MAPPER No 4368
 STATE OF FLORIDA



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORMWATER DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Cutler Cay CDD % SDS, Inc.	PROJECT NAME: Cutler Cay CDD
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL	PROJECT LOCATION: 7755 SW 192nd St, Cutler Bay, FL 33157
CONTACT: Management	DATE: March 1, 2025

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: All labor, equipment and materials to complete work in accordance with pricing in Price Sheet and scope of work detailed below.

Vac-con combination sewer cleaner to remove sediment from seventy seven (77) catch basin structures located throughout the District and further detailed in inspection report provided by Management.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$8,470.00.

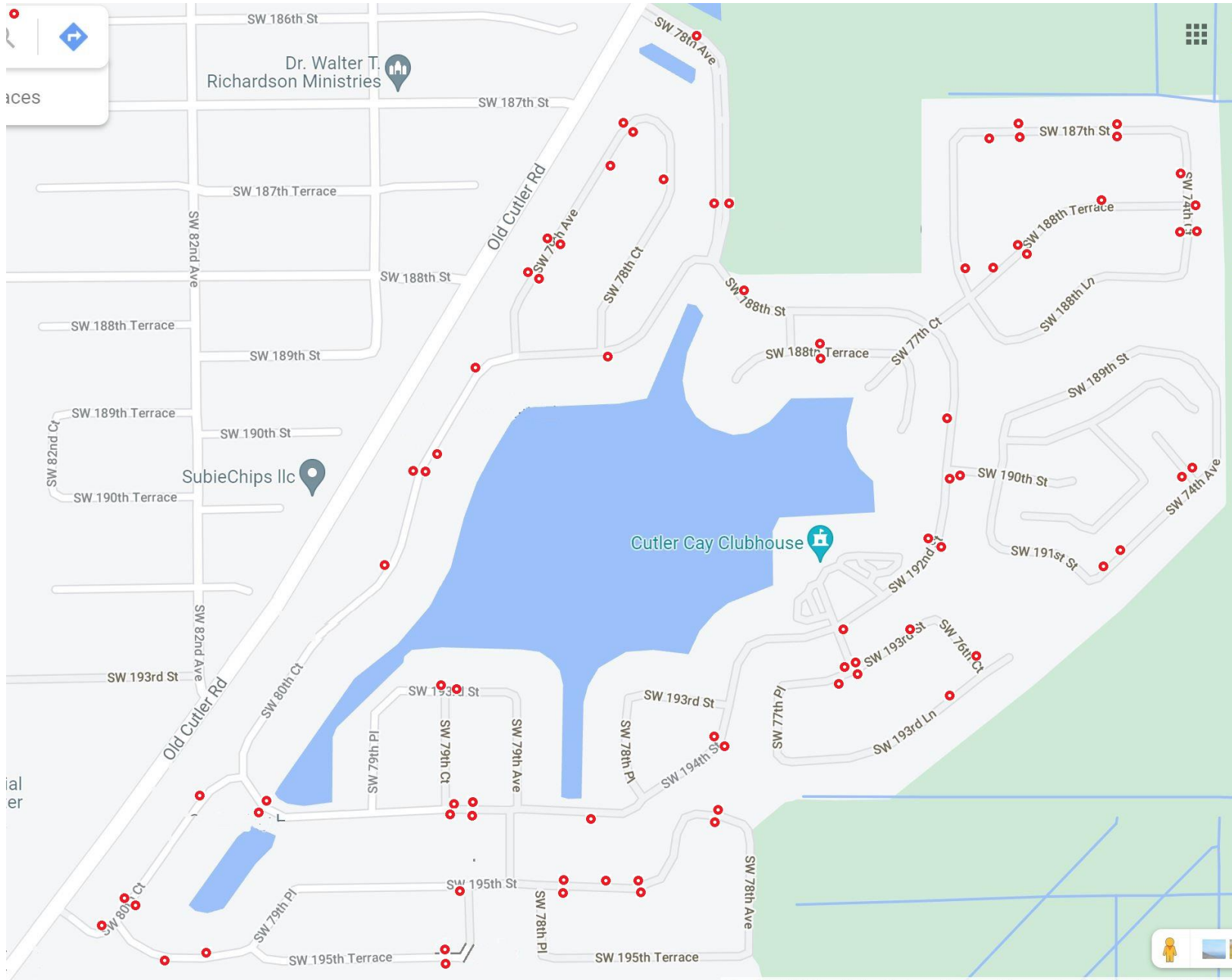
Eight Thousand Four Hundred Seventy Dollars and 00/100 Cents

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance



Cutler Cay CDD – Storm Drainage Structures to be Cleaned.

Map Locations (**Red Dots**) for reference only. Detailed Plans provided to vendor.

February 28, 2025

Cutler Cay CDD
Attn: District Manager
Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410

Via: Email Only: GPerez@sdsinc.org

Reference: Digitization of Existing Stormwater Infrastructure Data into ArcGIS

Dear Gloria and CDD Board of Supervisors,

It is recommended that Cutler Cay Community Development District (the “District” or “CDD”) adopt a comprehensive stormwater infrastructure maintenance program utilizing Geographic Information Systems (“GIS”) as a management tool.

1. Comprehensive Stormwater Infrastructure Management Strategy

- a. A properly structured maintenance program will include the following key components:
 - i. **Comprehensive Asset Inventory:** Establishing a detailed inventory of maintained stormwater infrastructure provides a foundation for informed decision-making. This inventory ensures all assets are accounted for and facilitates effective tracking over time.
 - ii. **Detailed Maintenance Records:** Accurate records of maintenance activities enable districts to monitor system performance, plan for future needs, and provide transparency in reporting to regulatory agencies and stakeholders.
 - iii. **Proactive Maintenance:** Minimizes risks such as flooding and system failures while reducing costly emergency repairs. Prioritizing critical structures based on factors like previous service dates ensures efficient resource allocation.
 - iv. **Regular Reporting:** Routine reporting on the condition and upkeep of stormwater infrastructure ensures accountability and supports compliance with local and state requirements.
- b. GIS will serve as the cornerstone of the recommended maintenance program and will provide advanced management tools to:
 - i. **Visualize and Manage Spatial Data:** Create detailed geospatial maps of stormwater systems to streamline asset management.
 - ii. **Track Maintenance Activities:** Log deficiencies, corrections, and service dates for comprehensive system oversight.
 - iii. **Ensure Regulatory Compliance:** Meet requirements such as Miami-Dade County's GIS-based infrastructure reporting for CDDs with stormwater

management systems that connect to downstream County-owned stormwater facilities, and Class V Dewatering Permit tracking for any maintenance dewatering activity of stormwater systems.

- iv. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and align with SFWMD's 20-Year Assessment under Chapter 403.9302.

2. Scope of Services

Therefore, with this letter of engagement, we are offering the District the following scope of services:

a. Digitization of existing CDD-owned and operated stormwater infrastructure data into ArcGIS:

- i. Implement a GIS platform to map, analyze, and monitor stormwater systems, including basins, detention ponds, and drainage infrastructure
- ii. Conduct field visits to verify, assess, and document the condition of infrastructure and environmental assets within the district, ensuring alignment with GIS data and regulatory compliance
- iii. Upload the latest maintenance record of each asset
- iv. Ensure compliance with minimum retention standards, especially for properties discharging into public waterways

3. Compensation

Total compensation for the digitization of stormwater infrastructure data will be a lump sum amount of \$20,500.00. Invoices will be prepared by Alvarez Engineers at the completion of digitization services. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

For the District
Date:

Juan R. Alvarez, PE
President, Alvarez Engineers, Inc.



7755 SW 192 Street
Miami, FL 33157
786-667-8724

INVOICE # 02202025

Date: 02/20/2025

To:
Cutler Cay Development District
c/o Gloria Perez, District Manager
gperez@sdsinc.org
Office: 786-347-2711 Ext. 2011
Toll Free: 877-737-4922

For:

Reimbursement for the replacement of the mini split system in the guardhouse.

TOTAL: \$1865.00

COOL WIND CORP.
AIR CONDITIONING PROPOSAL

Proposal # CW2025021	Date: 2/19/2025
Proposal submitted to:	
Name: CUTLER CAY (LAURA GAVILAN)	Job location - (if different): SECURITY GUARD HOUSE
Address: 7755 SW 192 ST	Address: _____
City: CUTLER BAY Florida: 33009	City: _____ Florida: _____
Ph#: _____	Other#: _____

Scope of work is as follows:

Cool Wind Corp. will:

- (1) Remove old mini split system.
- (2) Provide and Install new Comfort Star 18000 BTU, 23 SEER2, Inverter mini split system.(C/U- CHT18CD-23(O), A/H- CHT18CD-23(I))
- (3) Reconnect refrigerant lines and condensate drain pipe. .
- (5) Reconnect electrical wires.
- (6) Leak test and vacuum to system, start up and check operations.

Exclusions:

- (1) Patching, major DEMO, coring, cutting, carpentering, plastering, painting, concrete finish, framing, stucco or drywall.
- (2) Roof jacks or vents, roof curbs, roof stands or any other roof penetrations, cutting & sealing to be installed/performed by roofer.
- (3) Structural framing, roof cutting and patching.
- (4) Concrete slab to be done by general contractor.
- (5) Any other item not specified in this proposal.

Specifications and Warranties:

<input checked="" type="checkbox"/> All work to be done in accordance with existing building codes	<input type="checkbox"/> Includes permits	<input checked="" type="checkbox"/> Remove existing equipment
<input checked="" type="checkbox"/> Vibration pads under outdoor unit	<input type="checkbox"/> New concrete pad	<input type="checkbox"/> New galvanized metal line cover
Outdoor unit will be secured as per existing code requirements		<input type="checkbox"/> Relocate outdoor unit from existing location
<input checked="" type="checkbox"/> All work to be performed in a safe and professional manner by journeym by technician class.		
<input checked="" type="checkbox"/> Removal of all debris from premises and clean up of work area		
<input type="checkbox"/> Other _____		
ONE year(s) on all labor	ONE year(s) on all parts & materials	FIVE year(s) on condenser coils
FIVE year(s) limited on compressor from manufacturer	<input type="checkbox"/> Other _____	

We hereby propose to furnish the above, as specified, for the sum of: **\$1,865.00**
 Payment terms will be as follow: **See terms below** deposit, _____ due on day of in stalation
50% deposit upon acceptance of this proposal, 50% of balance due when finish the Instalation.

Acceptance of Proposal

I, (we) the undersigned Purchaser(s) acknowledge that I, (we) accept the order as it is written and accept the payment terms as outlined.
 This proposal may be withdrawn by us if no acceptance within 30 days. No other warranties either expressed or implied shall be valid unless agreed to and in writing and both parties have signed this proposal herein and those on reverse side.

Signature: _____ <small>(customer) (date)</small>	Signature: <u>Pool Arenabia</u> 2/19/2025 <small>(company) (date)</small>
Signature: _____ <small>(customer) (date)</small>	Cool Wind Corp. Lic# CAC1817188

Ph. 305-879-6580 16612 SW 114 CT, MIAMI, FL 33157 Email:coolwindac@aol.com

**Cutler Cay CDD
Retention Wall**

Removal of Exotics & Trimming of Native Vegetation and Mangroves

Licensed Professional Mangrove Trimmer	Class I Permit	Tract "U"	Tracts "A", "G" & "P"	Regular Maintenance (Optional)
	<p>Prepare and present Miami-Dade County DERM Class I Permit Application, and handle the whole process with DERM. It includes visits, inspections, and the whole coordination of the plan with DERM.</p>	<p>Removal of exotics & trimming of native vegetation (including Mangroves) abutting on to the retention wall, specifically at Tract "U" (Refer to the enclosed map - shown below), as per the plans and District Engineers instructions, and following any direction provided by Miami-Dade County DERM in reference to the Class I Permit.</p>	<p>Removal of exotics & trimming of native vegetation (including Mangroves) abutting on to the retention wall, at Tracts "A", "G" & "P" (Refer to the enclosed map - shown below), as per the plans and District Engineers instructions, and following any direction provided by Miami-Dade County DERM in reference to the Class I Permit.</p>	<p>Proposals to engage in regular maintenance services, after the trimming has taken place to put the District in compliance, pursuant to the existing plans.</p>
		<p><i>All of the prices provided for Removal and Trimming are "Estimates" and may vary in costs depending on the directions and requirements determined by Miami-Dade County DERM after the Class I Permit is issued. No work can be conducted without issuance of the Class I Permit.</i></p>		

Licensed Professional Mangrove Trimmer	Class I Permit	Tract "U"	Tracts "A", "G" & "P"	Regular Maintenance (Optional)
Davis Environmental	Permit processing to include Tract "U" only: \$8,500.00	Estimated price for Tract "U" trimming: \$9,800.00	Estimated price for Tracts "A", "G" & "P" trimming: \$9,800.00	Regular maintenance to maintain the required clearance (after the initial clearing). For Tract "U". \$3,500.00
	Permit processing to include Tracts "A", "G" & "P": \$9,500.00	Estimated price to do all the 4 Tracts at once. <i>Providing savings of \$1,020.00.</i> \$18,580.00		Regular maintenance to maintain the required clearance (after the initial clearing). For Tracts "A", "G" & "P". \$4,800.00
	Permit processing for all Tracts. <i>Providing savings of \$4,500.00 :</i> \$13,500.00			Regular maintenance to maintain the required clearance (after the initial clearing). For all Tracts ("U", "A", "G" & "P"). <i>Providing savings of \$1,260.00 .</i> \$7,040.00
	<i>The provided prices do not include the "Permit Fees", " Mitigation Costs", or any other costs applicable, payable to and determined by Miami-Dade County DERM or any other corresponding Governmental Agency.</i>			

Licensed Professional Mangrove Trimmer	Class I Permit	Tract "U"	Tracts "A", "G" & "P"	Regular Maintenance (Optional)
Earth Advisors	<p>Earth Advisors Proposal is an "All Inclusive" proposal which includes the processing of the Class I Permit, and the maintaining of it for the 5 years (permit last), divided in phases (years), i.e. Phase I (Year 1) for trimming in Tract "U"; Phase II (Year 2) for trimming in Tracts "A", "G" & "P", and job to be determined (as needed) for the other 3 years of the last of the permit.</p>			
	Permit processing for all Tracts. <i>Not to Exceed Estimate Amount :</i> \$5,850.00	Estimated price for Tract "U" trimming (to be done throughout the 1st year of the Permit): \$7,250.00	Estimated price for Tracts "A", "G" & "P" trimming (to be done throughout the 2nd year of the Permit): \$9,000.00	
	The trimming/maintaining job to be done during the last 3 years of the Permit, and its costs are to be determined (as needed) throughout the inspections and reports performed during the first 2 years.			
<p>The Permit processing price provided includes up to 1 site inspection, and 2 negotiation meetings (up to 2 hours each meeting). Any further meetings, inspections, edits or revisions for the submitted Permit Application are billed additionally at the following rates: John A. Harris Rate: \$255/hour Principal Rate: \$195/hour Professional Rate: \$175/hour Associate Rate: \$125/hour</p> <p><i>The provided prices do not include the "Permit Fees", " Mitigation Costs", or any other costs applicable, payable to and determined by Miami-Dade County DERM or any other corresponding Governmental Agency.</i></p>				

Licensed Professional Mangrove Trimmer	Class I Permit	Tract "U"	Tracts "A", "G" & "P"	Regular Maintenance (Optional)
<p align="center">Environmental Services Unlimited</p>	<p align="center">Permit processing for all Tracts: \$25,000.00</p>	<p align="center">Estimated price for Tract "U" trimming: \$7,500.00</p>	<p align="center">Estimated price for Tract "G" trimming: \$7,500.00</p>	<p align="center">Regular maintenance to maintain the required clearance (after the initial clearing). For Tracts "U", "G" & "P". \$4,500.00</p>
			<p align="center">Estimated price for Tract "P" trimming: \$800.00</p>	
		<p align="center">Estimated price to do Tracts "U", "G" & "P" at once. <i>Providing savings of \$1,000.00</i> \$14,800.00</p>		
		<p align="center">Trimming and maintenance estimates from Environmental Services Unlimited do not include Tract "A".</p>		
<p align="center"><i>The provided prices do not include the "Permit Fees", " Mitigation Costs", or any other costs applicable, payable to and determined by Miami-Dade County DERM or any other corresponding Governmental Agency.</i></p>				

Licensed Professional Mangrove Trimmer	Class I Permit	Tract "U"	Tracts "A", "G" & "P"	Regular Maintenance (Optional)
Property Doctors	This contractor does not provide services for Permit processing only.	Services for Permit Processing and estimated costs for Trimming at Tract "U": \$25,950.00	Estimated price for Tracts "G" & "P" trimming: \$13,800.00	No price provided for regular maintenance.
		This proposal establishes an extra fee of \$2,500.00 charged for the Bio-Survey company to file the Permit with Miami-Dade County DERM, and a \$830.00 initial Permit fee. Total: \$29,280.00	Estimated price for Tract "A" trimming: \$3,750.00	
<p><i>The provided prices do not include the "Permit Fees", " Mitigation Costs", or any other costs applicable, payable to and determined by Miami-Dade County DERM or any other corresponding Governmental Agency.</i></p>				

**Cutler Cay CDD
Retention Wall
Removal of Exotics & Trimming of Native Vegetation and Mangroves
Estimated Total Costs**

Licensed Professional Mangrove Trimmer	Estimated Total Costs for Permit Processing and Trimming Tracts "A", "G", "P" & "U"
	<p><i>All of the prices provided for Removal and Trimming are "Estimates" and may vary in costs depending on the directions and requirements determined by Miami-Dade County DERM after the Class I Permit is issued.</i></p> <p><i>The provided prices do not include the "Permit Fees", " Mitigation Costs", or any other costs applicable, payable to and determined by Miami-Dade County DERM or any other corresponding Governmental Agency.</i></p>
Davis Environmental	\$32,080.00
Earth Advisors	\$22,100.00
Environmental Services Unlimited	<p style="text-align: center;">\$39,800.00 *</p> <p><i>* This company proposal do not include trimming nor maintenance services for Tract "A".</i></p>
Property Doctors	\$46,830.00

This chart is just an illustration of the estimated total costs based on these companies proposals. For specific and detailed information, please refer to the other chart.

CUTLER CAY CDD

Retention Wall "District Owned"



Tract P
Near SW 78th AVE & SW 188th ST Intersection
75 Ln. FT. Approx.

Tract U
East side of SW 74th AV,
Between SW 189th ST & SW 189th TER
492 Ln FT. Approx.

Tract G
East end of Green Area, in front
of the community clubhouse
118 Ln. FT. Approx.

Tract A
East side of SW 78th AV,
Between SW 194th TER & SW 195th TER
480 Ln. FT Approx.

February 25, 2025

Cutler Cay Community Development District
C/o Ronal Galvis

Re: Proposal for Mangrove Permitting, Trimming and Maintenance for the retaining walls A, U, P and G in the Cutler Cay Community, , Miami, Florida

Dear Mr. Galvis:

Attached is a proposal for mangrove permitting for the identified four retaining walls. We highly recommend getting the permit for all areas under one permit. Once the permit is obtained, you can trim those areas continuously in the future with only notification to the county required.

We have also included budget estimate proposals for the initial trimming and for maintenance trimming once per year. These are estimates due to the time it takes to obtain the permit and the uncertainty about the exact conditions of the permit. We believe these should be within 80% of the final cost. We are happy to work with the District to stage the trimming according to the budget allowances.

Please note, our proposal includes the treatment of invasive/exotic vegetation that is growing along the wall in many areas. Treatment of this is required in the mangrove trimming permits. If contracted separately, this would be a significant additional cost.

Thank you for the opportunity, and we look forward to working with you if we are selected.

Sincerely,

Matthew Davis
V.P. Davis Environmental Solutions
ISA Certified Arborist, Miami-Dade Professional Mangrove Trimmer



February 25, 2025

Cutler Cay Community Development District
C/o Ronal Galvis

Re: Proposal for Environmental Permitting Services for Cutler Cay, Miami, Florida, Tracts A,U, P and G

Dear Mr. Galvis:

Davis Environmental Solutions, LLC is pleased to present the Cutler Cay Community Development District (Client) with this proposal for mangrove permitting application along four retaining walls within the development where mangroves and other vegetation are causing damage to the wall and railing. The original Miami-Dade permit, CC03-010 Coastal Construction Permit, specifically required that any future trimming along these areas would require a Class I, Coastal Construction DERM Permit. The permit will be for the perpetual trimming of mangroves, buttonwoods, and other vegetation to provide clearance from the wall and railing.

The following Tasks outline the scope of services to be provided by Davis Environmental Solutions.

SCOPE OF SERVICES

Permitting

Davis Environmental Solutions will obtain a Miami-Dade County Class I permit to trim the mangroves at the subject property as described above. Miami-Dade County has delegated authority on behalf of the State Mangrove Regulatory program from the Florida Department of Environmental Protection (FDEP), therefore, the County approval will also constitute the State's approval for the mangrove trimming under the 1996 Mangrove Trimming and Preservation Act pursuant to 403.9321—403.9334 of the Florida Statutes. As part of the process, our services will include a field assessment to determine the area to be trimmed, preparation of permit sketches for use by the landscape architect to prepare and sign and seal a set of permit plans. DES will coordinate with the County permit reviewer. We will respond to any requests for additional information from DERM. We assume any requests for additional information may be satisfied using existing data and survey information. Services include up to two (2) site visits. Any additional visits requested of the permitting agencies or Client will be charged at the hourly rates attached. Any requests for additional information requiring new studies, surveys, field visits, or other engineering or architect investigative efforts not specifically identified in this scope of services will be considered out-of-scope and will be subject to a change-order, including separate cost estimates, or billed at the hourly rates, with prior written authorization from the Client. The permitting agency requires the area (square footage) of tree canopy to be removed.

Tract U alone: \$8,500
Tracts A, P and G: \$9,500
All three Tracts together \$13,500

Fees

Fees will be invoiced per the following payment schedule.

- 25% due upon proposal authorization
- 25% due upon application submittal
- 50% due upon application completion or permit issuance

ASSUMPTIONS/EXCLUSIONS

- This proposal does not include costs associated with the actual purchase of mitigation bank credits or trust fund contributions. All costs associated with the purchase of mitigation bank credits or environmental trust fund contributions will be the responsibility of the Client/Owner.
- Please note that a contribution to the Biscayne Bay Environmental Enhancement Trust Fund may be required to off-set impacts to mangroves and mangrove canopy loss due to trimming.
- Davis Environmental Solutions assumes that all application, permit, inspection, and review fees will be paid directly by the Client/Owner. Davis Environmental Solutions has not included any such fees in this cost proposal.
- This proposal does not include time or material for the preparation of engineering plans/calculations, or property boundary survey.
- This proposal is valid for ninety (90) days.
- Any significant modifications to the project scope requested of Davis Environmental Solutions may require additional compensation. Any additional work requested of Davis Environmental Solutions outside the scope of services will be billed at the hourly rates listed in the attached fee schedule.

I appreciate the opportunity to present our services to you. Please signify your acceptance of this proposal including Attachment "A" General Terms and Conditions, by signing below and returning a signed copy. If you have any questions regarding this proposal, don't hesitate to get in touch with me at 305-332-5913 or by email at Matt@davis-environmental.com.

Sincerely,



Matt Davis
Vice-President
Davis Environmental Solutions, LLC

This is to acknowledge acceptance of the terms specified in this letter.

Accepted by: Cutler Cay Community Development District, Client

By: _____

Date: _____

February 25, 2025

Cutler Cay Community Development District
C/o Ronal Galvis

Re: Proposal for Initial Mangrove Trimming Services for Cutler Cay, Miami, Florida, Tracts A, U, P and G

Dear Mr. Galvis:

Davis Environmental Solutions, LLC is pleased to present the Cutler Cay Community Development District (Client) with this proposal for mangrove trimming services along four retaining walls within the development where mangroves and other vegetation are causing damage to the wall and railing. The original Miami-Dade permit, CC03-010 Coastal Construction Permit, specifically required that any future trimming along these areas would require a Class I, Coastal Construction DERM Permit. The permit will be for the perpetual trimming of mangroves, buttonwoods, and other vegetation to provide clearance from the wall and railing. This proposal is a budget estimate. The final proposal will be based on the scope that is approved through the permitting process.

The following Tasks outline the scope of services to be provided by Davis Environmental Solutions.

SCOPE OF SERVICES

Pre-Trimming Mangrove Flagging and Filing of Notice of Intent to Trim

Davis Environmental Solutions will file a notice of intent to trim with the Miami-Dade County Department of Environmental Management (DERM) in accordance with the permit requirements. DES will flag the extent of the trimming to mark the horizontal extent of the permitted trimming area prior to the County's arrival.

Pre-Trimming Meeting with DERM

Davis Environmental Solutions will meet on-site with Miami-Dade County DERM to review the proposed trimming to ensure agreement and coordination on the extent of the trimming.

Perform the Mangrove Trimming

A DES PMT will oversee work and will self-perform or use a (Subcontractor) who will provide a professional, licensed, and insured tree crew that is highly experienced in mangrove trimming. We will clean up and haul out all debris to ensure the site is left in a clean and professional manner. Mangrove permits prohibit the removal of more than 25% of the canopy of a single tree per year. Therefore, the final permit configuration may take more than one trimming event.

Invasive Exotic Vegetation Treatment

Miami-Dade County mangrove permits require the removal and proper treatment of Category 1 invasive species. Numerous Brazilian Pepper trees are mixed with the mangroves along the retaining walls. This invasive species will be removed at the level of the top of the wall and the remaining stumps properly treated with an approved herbicide by a licensed State of Florida Herbicide Applicator.

DERM Compliance Coordination

DES will coordinate with DERM compliance to inspect the trimming work and verify that the work meets the conditions of the trimming permit.

TOTAL ESTIMATED LUMP SUM FEE INITIAL TRIMMING EVENT

Tract U alone: \$9,800

Tracts A, P and G: \$13,800

All Three Tracts Together \$18,580

Fees

Fees will be invoiced per the following payment schedule:

- 50% due after the permit is issued and prior to the initial trimming event
- 50% due upon completion of trimming event

ASSUMPTIONS/EXCLUSIONS

- Every effort will be made to ensure no damage to landscaping or walkways. The proposal does not include repair of grass, paver bricks or other minor damage that may occur in the performance of the work.
- Davis Environmental Solutions assumes that all inspection fees will be paid directly by the Client/Owner. Davis Environmental Solutions has not included any such fees in this cost proposal.
- This proposal is valid for ninety (90) days.
- Any significant modifications to the project scope requested of Davis Environmental Solutions may require additional compensation. Any additional work requested of Davis Environmental Solutions outside the scope of services will be billed at the hourly rates listed in the attached fee schedule.

I appreciate the opportunity to present our services to you. Please signify your acceptance of this proposal including Attachment "A" General Terms and Conditions, by signing below and returning a signed copy. If you have any questions regarding this proposal, don't hesitate to get in touch with me at 305-332-5913 or by email at Matt@davis-environmental.com.

Sincerely,



Matt Davis
Vice-President
Davis Environmental Solutions, LLC

This is to acknowledge acceptance of the terms specified in this letter.

Accepted by: Cutler Cay Community Development District, Client

By: _____

Date: _____

February 25, 2025

Cutler Cay Community Development District
C/o Ronal Galvis

Re: Proposal for Mangrove Maintenance Trimming for Cutler Cay, Miami, Florida, Tracts A, U, P and G

Dear Mr. Galvis:

Davis Environmental Solutions, LLC is pleased to present the Cutler Cay Community Development District (Client) with this proposal for mangrove maintenance trimming services along four retaining walls within the development where mangroves and other vegetation are causing damage to the wall and railing. The original Miami-Dade permit, CC03-010 Coastal Construction Permit, specifically required that any future trimming along these areas would require a Class I, Coastal Construction DERM Permit. The permit will be for the perpetual trimming of mangroves, buttonwoods, and other vegetation to provide clearance from the wall and railing. This proposal is a budget estimate. The final proposal will be based on the scope that is approved through the permitting process and will be updated following the initial trimming. This proposal is based on trimming one time per year. If trimming more frequently is preferred, the fees can be adjusted.

The following Tasks outline the scope of services to be provided by Davis Environmental Solutions.

SCOPE OF SERVICES

Pre-Trimming Mangrove Flagging and Filing of Notice of Intent to Trim

Davis Environmental Solutions will file a notice of intent to trim with the Miami-Dade County Department of Environmental Management (DERM) in accordance with the permit requirements. DES will flag the extent of the trimming to mark the horizontal extent of the permitted trimming area prior to the County's arrival.

Pre-Trimming Meeting with DERM

Davis Environmental Solutions will meet on-site with Miami-Dade County DERM to review the proposed trimming to ensure agreement and coordination on the extent of the trimming.

Perform the Mangrove Maintenance Trimming

A DES PMT will oversee work and will self-perform the mangrove maintenance trimming. We will clean up and haul out all debris to ensure the site is left in a clean and professional manner.

Invasive Exotic Vegetation Treatment

Miami-Dade County mangrove permits require the removal and proper treatment of Category 1 invasive species. Numerous Brazilian Pepper trees are mixed with the mangroves along the retaining walls. This invasive species will be removed at the level of the top of the wall and the remaining stumps properly treated with an approved herbicide by a licensed State of Florida Herbicide Applicator.

DERM Compliance Coordination

DES will coordinate with DERM compliance to inspect the trimming work and verify that the work meets the conditions of the trimming permit.

TOTAL ESTIMATED LUMP SUM FEE INITIAL TRIMMING EVENT
Tract U alone: \$3,500
Tracts A, P and G: \$4,800
All Three Tracts Together \$7,000

Fees

Fees will be invoiced per the following payment schedule:

- 50% due prior to scheduling of trimming event
- 50% due upon completion of trimming event

ASSUMPTIONS/EXCLUSIONS

- Every effort will be made to ensure no damage to landscaping or walkways. The proposal does not include repair of grass, paver bricks or other minor damage that may occur in the performance of the work.
- Davis Environmental Solutions assumes that all inspection fees will be paid directly by the Client/Owner. Davis Environmental Solutions has not included any such fees in this cost proposal.
- This proposal is valid for ninety (90) days.
- Any significant modifications to the project scope requested of Davis Environmental Solutions may require additional compensation. Any additional work requested of Davis Environmental Solutions outside the scope of services will be billed at the hourly rates listed in the attached fee schedule.

I appreciate the opportunity to present our services to you. Please signify your acceptance of this proposal including Attachment "A" General Terms and Conditions, by signing below and returning a signed copy. If you have any questions regarding this proposal, don't hesitate to get in touch with me at 305-332-5913 or by email at Matt@davis-environmental.com.

Sincerely,



Matt Davis
Vice-President
Davis Environmental Solutions, LLC

This is to acknowledge acceptance of the terms specified in this letter.

Accepted by: Cutler Cay Community Development District, Client

By: _____

Date: _____

From: Earth Advisors <eai@earthadvisors.com>
Sent: Monday, March 3, 2025 12:11 PM
To: Ronald Galvis <rGalvis@sdsinc.org>
Cc: Gloria Perez <gperez@sdsinc.org>
Subject: Re: CC Cutler Cay CDD - Retaining Wall/Preservation Maintenance Service- Proposal for Consulting and Permitting Needed

Here is our revised Proposal for this project, that starts with preparing and negotiating a NEW Class 1 Permit with MDC- ERM and associated Agencies with Interest, Year 1 and Year 2 work for both managing and monitoring as the PMT, and estimated prices for the Year 1 and 2 contractor work (Mangrove removals and trimming, invasive exotic eradication work, debris removal).

Important points: Getting approval for both trimming and removals of Mangrove trees to provide at least the 2' clearance zone around structures (fencing, seawall, road, etc.) and for views, inspecting for any damaged Mangrove trees are more likely to break or fall and cause damages, and negotiating for least cost mitigation (considering the public and RoW safety as reasons, not just views through Mangrove trees).

We have included more work for the permitting for negotiating approvals of removals, and for possibly increasing the clearance distances to reduce how often needing to do clearance trimming.

Let us know any questions, and thanks for considering us again for this project.

Be safe, have a productive day, and enjoy the multiple benefits that come from healthy trees and landscapes.

Respectfully, John A. Harris, President
Earth Advisors, Inc.

www.earthadvisors.com 954 987 1885

This email is for the stated email address(es) listed only and is considered direct communication to addressee(s). If you are not the intended or listed/stated addressee, please DELETE THIS EMAIL AND ANY ATTACHMENTS. Please also notify us of our error in email addressing, so we can correct our contact list. Thank you for your assistance.



Earth Advisors, Inc.

Providing Urban Forestry, Arboriculture, and Landscape Expertise, Consulting, and Management for over 30 years.
 Phone: 954 987 1885 Email: eai@earthadvisors.com Website: www.earthadvisors.com

Environmental Consulting Proposal-

Class 1 Mangrove Alteration Permitting and Management Project

Date: 01/08/25; revised 02/28/25

To: Culter Cay CDD **Atn: Ronald Galvis, Field Operations Manager**
 Cutler Bay, Florida

Project: Mangrove Alteration and Removals for Right-of-Way Locations
Property: Cutler Cay CDD

Services to be Provided:

<p>Prepare and negotiate a Class 1 Mangrove Alteration Permit for the above specified property. This project includes production of permit application and required exhibits, negotiating permit terms, site inspections with agencies, and required monitoring for approved permit work. We will meet with and negotiate with all Agencies with Interest for this permit.</p> <p>Agency with Interest: Miami Dade County (DERM) as Lead Agency, FL-DEP, ACOE, and possibly others depending on site work included.</p> <p>Project Area and Focus: There are 4 main identified Right-of-Way sections (A, G, P, and U) within named Property that have encroaching Mangrove trees, per photos and property sketch reviewed with Client. These sections of RoW require a new Class 1 Permit for Mangrove Alteration (trimming and removals and invasive exotic eradication) for clearance zone to be obtained for seawall, safety fencing, and roadway.</p>	<p>John A. Harris Rate: \$255/hour Principal Rate: \$195/hour Professional Rate: \$175/hour Associate Rate: \$125/hour</p>
<p>Scope of Services:</p> <ol style="list-style-type: none"> 1. Produce NEW Class 1 Mangrove Alteration Permit (for RoW Sections A, G, P, and U ONLY): Preparing Class 1 Permit Application with Client, including necessary site inspection for Mangrove areas to include, preparing Permit exhibits and Project Location Map, obtaining property records, and preparing the Mangrove Alteration Work Plan for the Permit. An initial mitigation offer for Mangrove alteration work needs to be included in the Application documents. Mitigation is required for removal and/or pruning of Mangroves (not just removal). <ul style="list-style-type: none"> - We include 1 site inspection and 2 negotiation meetings (up to 2 hours each meeting) with Agency in stated project price. Any further meetings, inspections, edits or revisions for the submitted Permit Application are billed additionally at stated rates. - Client responsible for all Permit Fees (administrative costs, fees, mitigation costs, etc.), to be paid directly to Agency with Interest. NO WORK TO BE COMMENCED ON SITE UNTIL FINAL APPROVAL BY AGENCIES IS OBTAINED AND VERIFIED. - Client must provide copy of Site Plan and Site Survey for use in permitting. Also, provide any coastal areas engineering, preservation, and/or protection specifications for property for our use in this project. 2. Manage Mangrove Alteration and/or Mitigation Work with Contractor doing pruning and removals supervised by PMT (Year 1- Tract U removals ONLY): <ul style="list-style-type: none"> - Be the CMT/PMT (Certified Mangrove Trimmer or Professional Mangrove Trimmer) for supervision of the Mangrove Alteration project at project site. Tasks normally included are: Management of all site work, Notice of Commencement production and review, inspections of work being done, walk through inspection(s) with Agency for approval of project work when complete, and then Final Inspection Report as required. Additional inspections, meetings, reporting, and any report revisions are billed at stated rates. - Mangrove alteration and/or mitigation work per project permits and specifications to be 	<ol style="list-style-type: none"> 1. \$5,850 Not to Exceed Estimated Price, based on Mangrove areas and permitted work negotiated for approval with MDC- ERM. 2. \$7,250 \$3,600 Manage, Monitor, and Report (PMT work) \$3,650 Estimated Total Price for Tree Service pruning and removal work

<p>completed by qualified contractor: Removal and eradication of invasive exotic species, herbicide applications (as needed), removal and disposal of debris, procurement and installation of mitigation Mangrove and other species in Plant List (per project specifications). All work under supervision of Earth Advisors CMT/PMT.</p> <p>CONTACTOR SHALL BE DIRECTLY CONTRACTED BY OWNER FOR FINANCIAL RESPONSIBILITY AND DIRECT RELATIONSHIP.</p> <p>- Producing Time Zero (Year 1) Monitoring Report: Report format required for first work, including pre-work site condition photos and observations, and finished work photos and observations (when initial clean up and Mangrove Alteration work is completed). This is submitted to Client and agencies for approval and record purposes. Any requested revisions to the submitted Time Zero Monitoring Report are billed additionally at stated rates.</p> <p>3. Manage Mangrove Alteration and/or Mitigation Work (Year 2- Tracts A, G, and P): Be the CMT/PMT (Certified Mangrove Trimmer or Professional Mangrove Trimmer) for supervision of the Mangrove Alteration project at project site. Tasks normally included are: Management of all site work, Notice of Commencement production and review, inspections of work being done, walk through inspection(s) with Agency for approval of project work when complete, and then Final Inspection Report as required. Additional inspections, meetings, reporting, and any report revisions are billed at stated rates.</p> <p>- Mangrove alteration and/or mitigation work per project permits and specifications to be completed by qualified contractor: Removal and eradication of invasive exotic species, herbicide applications (as needed), removal and disposal of debris, procurement and installation of mitigation Mangrove and other species in Plant List (per project specifications). All work under supervision of Earth Advisors CMT/PMT.</p> <p>CONTACTOR SHALL BE DIRECTLY CONTRACTED BY OWNER FOR FINANCIAL RESPONSIBILITY AND DIRECT RELATIONSHIP.</p> <p>- Producing Year 2 Monitoring Report: Report format required for first work, including pre-work site condition photos and observations, and finished work photos and observations (when initial clean up and Mangrove Alteration work is completed). This is submitted to Client and agencies for approval and record purposes. Any requested revisions to the submitted Time Zero Monitoring Report are billed additionally at stated rates.</p> <p>4. Manage 5 year Permit Period (LAST 3 YEARS OF 5 YEARS TOTAL)- PMT Manage and Contractor Mangrove Maintenance:</p> <p>- Monitoring inspections for 5 years after initial work completion are included. This can be Quarterly, Semi-annual, or Annual Monitoring Reports depending on Agency with Interest requirements. This work includes site inspections for work area conditions, photo records of conditions and annual maintenance work completed by contractor, and Monitoring Reports submitted to Client and agencies for approval and record purposes. Any requested edits or revisions to the submitted Reports, and follow up meetings, are billed additionally at stated rates.</p> <p>- Maintenance work by qualified contractor: Removal and eradication of invasive exotic species with herbicide applications (as needed), Mangrove Pruning (per approved Work Plan annually), removal and disposal of debris. All work shall be done under supervision of Earth Advisors CMT/PMT.</p> <p>CONTACTOR SHALL BE DIRECTLY CONTRACTED BY OWNER FOR FINANCIAL RESPONSIBILITY AND DIRECT RELATIONSHIP.</p> <p>5. Provide additional consulting, site visits, and meetings as requested by Client. This work is billed additionally based on tasks requested and approved by Client.</p>	<p>NOTE: All Mangrove Alteration projects MUST INCLUDE invasive species and debris removal as part of work.</p> <p>3. \$9,000 \$4,200 Manage, Monitor, and Report (PMT work) \$4,800 Estimated Total Price for Tree Service pruning and removal work</p> <p>NOTE: All Mangrove Alteration projects MUST INCLUDE invasive species and debris removal as part of work.</p> <p>4. \$ TBD 5 years Total; Monitoring Periods are 1 or 2 per year for 5 years (we recommend 10 periods); \$TBD per inspection visit.</p> <p>5. As requested at stated rates.</p>
<p>Our Consultants are Registered Tree and Landscape Appraisers, Certified Landscape Inspectors, Certified Arborists, Certified Mangrove Trimmer, Certified Landscape Contractors, Certified Xeriscape Contractors, Certified Foresters.</p>	
<p>All work is strictly confidential between our firm and the Client named.</p>	

<p>This project is managed by John A. Harris, a Consultant with the expertise and regional environmental work experience in the discipline necessary for your project.</p> <p>Billing is for all project related time (field work, report and exhibits production, meetings, travel time). Travel costs are only billed when project is more than 3 hours drive from our local office.</p> <p>Invoicing is done monthly with work description for tasks completed. NO WORK IS SCHEDULED WITHOUT PRE-APPROVAL BY CLIENT FOR EACH TASK.</p>	
<p align="center">Deposit Amount:</p> <p>Mail payment to: Earth Advisors, 5861 SW 13 Street, Plantation, FL 33317</p>	\$2,400
<p align="center">Project Price based on Items 1, 2 3 work as stated only.</p> <p align="center">This is 3 years of project work</p>	Total Not to Exceed Budget Price = \$21,100

Earth Advisors is staffed by professional Foresters, Arborists, Horticulturists, and Landscape Inspectors. We utilize associates with expertise in their fields to provide the most accurate, efficient and useful information available to clients. We stand behind our work and can additionally answer any questions or fulfill needs for additional information or services. Client is responsible for timely payment. Any billing over 30 days past due will be charged 1.5 percent interest per month up to date of payment. All reasonable collection costs, legal fees and court costs to gain payment are payable by client to Earth Advisors.

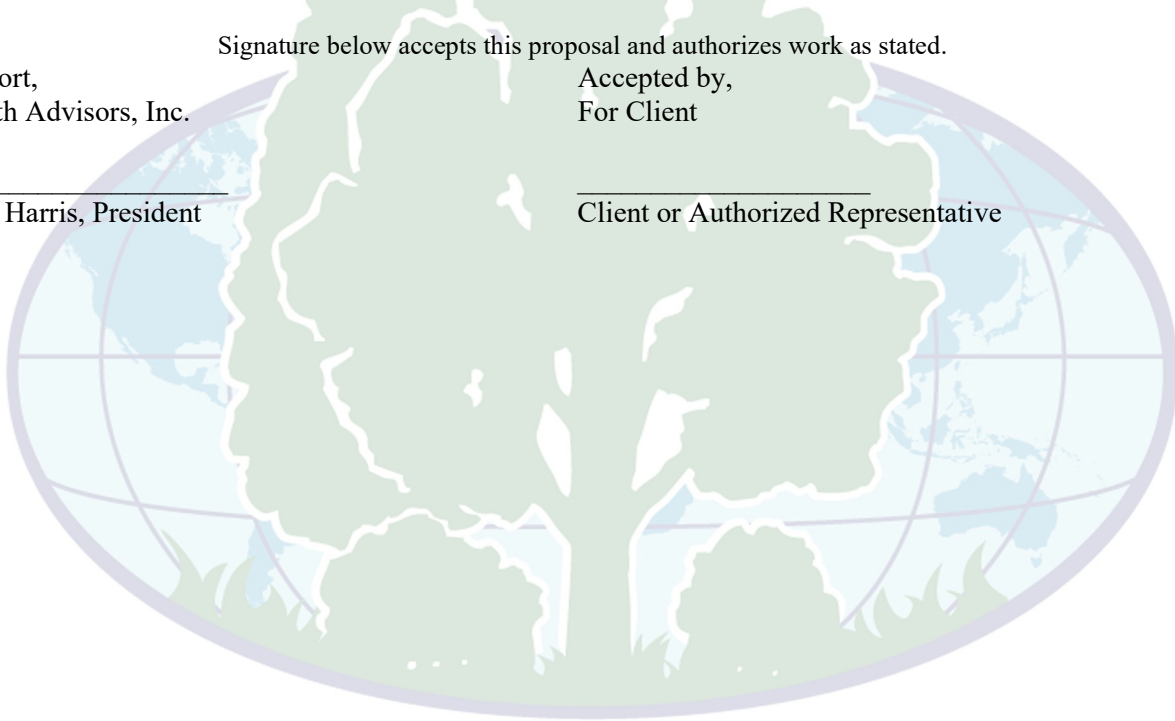
Signature below accepts this proposal and authorizes work as stated.

In Support,
For Earth Advisors, Inc.

Accepted by,
For Client

John A. Harris, President

Client or Authorized Representative



Environmental Services Unlimited, Inc.

346 32nd Ave SW
 Vero Beach, FL 32968
 772-584-2152
 http://www.esufl.com



Estimate

ADDRESS

Gloria Perez
 Cutler Cay Community Development
 District
 8785 SW 165th Avenue, #200
 Miami, FL 33193

SHIP TO

Gloria Perez
 Cutler Cay Community Development
 District
 8785 SW 165th Avenue, #200
 Miami, FL 33193

ESTIMATE # 2557

DATE 01/06/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Class I Permit Application (Dade County)	Develop Class I Application of permit to trim mangroves • Prepare a request to Coastal Resources (RER) for an on-site review for a jurisdictional determination of the subject property. • Attend one site meeting with Coastal Resources (RER) staff. • Prepare a trimming plan including a location map, mangrove boundary map, proposed trim plan, functional assessment and proposed plan to ensure Mangrove survival as required by Coastal Resources (RER); • Coordinate with Coastal Resources (RER) staff regarding review of the permit application and exhibits and address comments or concerns	1	25,000.00	25,000.00

We will require a 50% deposit on all services. A schedule will be presented and will be prepared following receipt of accepted and signed agreement. Payment shall be due on the date each invoice is received and shall deemed delinquent 30 calendar days after issuance. Delinquent invoices shall accrue interest on the balance due at a rate of 12% per annum. Outstanding invoices delinquent beyond 45 days may, at ESU's election, be deemed a notice to stop performance under this agreement until such invoice are paid.

SUBTOTAL	25,000.00
TAX	0.00
TOTAL	\$25,000.00

Thank you and looking forward to doing business together!

Accepted By

Accepted Date

Environmental Services Unlimited, Inc. (ESU) will guarantee 80% survival for one year on all plants installed, watered and maintained by ESU. We will guarantee survival and agency compliance standards for invasive vegetation as long as account is current. We will not guarantee compliance for coverage or survival of planted species that are not maintained by ESU or acts of God.

Environmental Services Unlimited, Inc.
 346 32nd Ave SW
 Vero Beach, FL 32968
 772-584-2152
 http://www.esufl.com



Estimate

ADDRESS

Gloria Perez
 Cutler Cay Community Development
 District
 8785 SW 165th Avenue, #200
 Miami, FL 33193

SHIP TO

Gloria Perez
 Cutler Cay Community Development
 District
 8785 SW 165th Avenue, #200
 Miami, FL 33193

ESTIMATE # 2558

DATE 01/06/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Trimming of vegetation off of wall from community ground level at location "Tract U"	1	7,500.00	7,500.00
	Tree Trimming	Trimming of vegetation off of wall from community ground level at location "Tract G"	1	7,500.00	7,500.00
	Tree Trimming	Trimming of vegetation off of wall from community ground level at location "Tract P"	1	800.00	800.00
	Discount	Discount if all tree areas performed at one time	1	- 1,000.00	-1,000.00

We will require a 50% deposit on all services. A schedule will be presented and will be prepared following receipt of accepted and signed agreement. Payment shall be due on the date each invoice is received and shall be deemed delinquent 30 calendar days after issuance. Delinquent invoices shall accrue interest on the balance due at a rate of 12% per annum. Outstanding invoices delinquent beyond 45 days may, at ESU's election, be deemed a notice to stop performance under this agreement until such invoice are paid.

SUBTOTAL	14,800.00
TAX	0.00
TOTAL	\$14,800.00

Thank you and looking forward to doing business together!

Accepted By

Accepted Date

Environmental Services Unlimited, Inc. (ESU) will guarantee 80% survival for one year on all plants installed, watered and maintained by ESU. We will guarantee survival and agency compliance standards for invasive vegetation as long as account is current. We will not guarantee compliance for coverage or survival of planted species that are not maintained by ESU or acts of God.

Environmental Services Unlimited, Inc.

346 32nd Ave SW
Vero Beach, FL 32968
772-584-2152
http://www.esufl.com



Estimate

ADDRESS

Gloria Perez
Cutler Cay Community Development
District
8785 SW 165th Avenue, #200
Miami, FL 33193

SHIP TO

Gloria Perez
Cutler Cay Community Development
District
8785 SW 165th Avenue, #200
Miami, FL 33193

ESTIMATE # 2559

DATE 01/06/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Maintenance Trimming of vegetation off of wall from community ground level at all 3 locations on a 6 month schedule	1	4,500.00	4,500.00

We will require a 50% deposit on all services. A schedule will be presented and will be prepared following receipt of accepted and signed agreement. Payment shall be due on the date each invoice is received and shall deemed delinquent 30 calendar days after issuance. Delinquent invoices shall accrue interest on the balance due at a rate of 12% per annum. Outstanding invoices delinquent beyond 45 days may, at ESU's election, be deemed a notice to stop performance under this agreement until such invoice are paid.

SUBTOTAL	4,500.00
TAX	0.00
TOTAL	\$4,500.00

Thank you and looking forward to doing business together!

Accepted By

Accepted Date

Environmental Services Unlimited, Inc. (ESU) will guarantee 80% survival for one year on all plants installed, watered and maintained by ESU. We will guarantee survival and agency compliance standards for invasive vegetation as long as account is current. We will not guarantee compliance for coverage or survival of planted species that are not maintained by ESU or acts of God.

PROPERTY DOCTORS
"DEDICATED SERVICE SINCE 1973"

1360 – 74th St., Ocean
Marathon, FL 33050

propertydoctors@att.net
Licensed & Insured
CC: SP4207 ♦ MTQ-054

(305) 743-1853
CELL: (305) 290-0055

PROPOSAL SUBMITTED TO: Cutler Cay Community Development Dist. Attn: Gloria Perez & Ronald Galvis Special District Services Inc.	DATE: January 10, 2025 EMAIL: gperez@sdsinc.org galvis@sdsinc.org WORK TO BE PERFORMED AT: Old Cutler Road, Miami FL
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Our company will perform the following: Phase 1-Tract U

- Maintain retaining walls of foliage & trees in contact with the walls
- Cut back overhanging branches encroaching on the retaining walls
- Cut invasive exotics back and reduce height reduction
- Reduce height of mangroves & cut back where hanging over retaining wall
- Supply 4 dumpsters (if more needed additional fee of \$750 per will apply)
- All for Tract U-Which is approximately 2020 linear ft. to maintain
- Will provide labor, materials, bucket lift and power prunes

TOTAL AMOUNT OF ESTIMATE **\$25,950.00***

***Terms: A deposit in the amount of \$12,975.00 is required to schedule work and line up equipment and the remaining balance of \$12,975.00 is due immediately upon completion of job.**

Note: Permit fees are not included.

NOTE: Upon acceptance of this proposal, Property Doctors will become your agent and will not be held responsible for any future mangrove trimming or alterations performed by another company.

All material is guaranteed to be as specified. The above stated work will be performed in a workmanlike manner according to standard practice. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate.

PROPERTY DOCTORS

By: _____
Robin S. Woodland

NOTE: This proposal may be withdrawn by us if not accepted within thirty (30) days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance: _____, 2025 By: _____
Ronald Galvis of Cutler Cay Community Development District

PROPERTY DOCTORS
“DEDICATED SERVICE SINCE 1973”

**1360 – 74th St., Ocean
 Marathon, FL 33050**

propertydoctors@att.net
Licensed & Insured
CC: SP4207 ♦ MTQ-054

(305) 743-1853
CELL: (305) 290-0055

PROPOSAL SUBMITTED TO: Cutler Cay Community Development Dist. Attn: Gloria Perez & Ronald Galvis Special District Services Inc.	DATE: January 10, 2025 EMAIL: gperez@sdsinc.org galvis@sdsinc.org WORK TO BE PERFORMED AT: Old Cutler Road, Miami FL
---	---

Our company will perform the following: Phase 2-Tract G & P
 G-approximately 604 linear ft. to maintain
 P-approximately 905 linear ft. to maintain

- Maintain retaining walls of foliage & trees in contact with the walls
- Cut back overhanging branches encroaching on the retaining walls-
will be trimmed back 2’-4’ away from walls
- Cut back alignment of mangroves where applicable & interfering with
retaining walls
- Supply 3 dumpsters (if more needed additional fee of \$750 per will apply)
- All for Tract G & P-Which is approximately linear ft. to maintain
- Will provide labor, materials, bucket lift and power prunes

TOTAL AMOUNT OF ESTIMATE **\$13,800.00***

***Terms: A deposit in the amount of \$6,900.00 is required to schedule work and line up equipment and the remaining balance of \$6,900.00 is due immediately upon completion of job.**

Note: Permit fees are not included.

NOTE: Upon acceptance of this proposal, Property Doctors will become your agent and will not be held responsible for any future mangrove trimming or alterations performed by another company.

All material is guaranteed to be as specified. The above stated work will be performed in a workmanlike manner according to standard practice. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.

PROPERTY DOCTORS

By: _____
Robin S. Woodland

NOTE: This proposal may be withdrawn by us if not accepted within thirty (30) days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance: _____, 2025 By: _____
 Ronald Galvis of Cutler Cay Community Development District

PROPERTY DOCTORS
"DEDICATED SERVICE SINCE 1973"

1360 – 74th St., Ocean
Marathon, FL 33050

propertydoctors@att.net
Licensed & Insured
CC: SP4207 ♦ MTQ-054

(305) 743-1853
CELL: (305) 290-0055

PROPOSAL SUBMITTED TO: Cutler Cay Community Development Dist. Attn: Gloria Perez & Ronald Galvis Special District Services Inc.	DATE: February 28, 2025 EMAIL: gperez@sdsinc.org galvis@sdsinc.org WORK TO BE PERFORMED AT: Old Cutler Road, Miami FL
---	--

Our company will perform the following: Phase III-Tract A (450 linear ft.)

- Cut back miscellaneous trees encroaching on the retaining walls
- Cut back 2’-4’ away from wall
- Trim back branches hanging over wall
- Supply 1 dumpster- \$750.00
- Will provide labor, materials, bucket lift and power prunes

TOTAL AMOUNT OF ESTIMATE **\$3,750.00***

***Terms: A deposit in the amount of \$1,875.00 is required to schedule work and line up equipment and the remaining balance of \$1,875.00 is due immediately upon completion of job.**

Note: Permit fee for a Class 1 Derm (DEP) Permit is \$830.00 for all 4 tracts. The fee for Bio-survey company to file the Derm permit application, supply photos and answer questions asked during the application process is \$2,500.00.

We do not know at this time whether there will be a mitigation fee required by the DEP. This will be determined after the application is in process and a water score is determined.

NOTE: Upon acceptance of this proposal, Property Doctors will become your agent and will not be held responsible for any future mangrove trimming or alterations performed by another company.

All material is guaranteed to be as specified. The above stated work will be performed in a workmanlike manner according to standard practice. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate.

PROPERTY DOCTORS

By: _____
Robin S. Woodland

NOTE: This proposal may be withdrawn by us if not accepted within thirty (30) days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance: _____, 2025 By: _____
Ronald Galvis of Cutler Cay Community Development District

From: Angel Camacho <Angel.Camacho@AlvarezEng.com>
Sent: Friday, February 21, 2025 12:34 PM
To: Gloria Perez <gperez@sdsinc.org>
Cc: Reynaldo China <Reynaldo.China@AlvarezEng.com>; Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>
Subject: Cutler Cay CDD - Phase II Drainage Repairs_CLII-20250003

Good morning Gloria,

Following our meeting with DERM regarding the **Phase II Drainage Repairs**, they have outlined the following deficiencies that must be corrected prior to permit issuance:

Please note most of the structures in question are within the HOA property, except for structures **SD-16B & SD-16C**, see markup attached and inspection report.

Required Corrections:

- **Cleaning** is required for all inspected structures in Clubhouse and adjacent areas.
- **Installation of baffles** in the following structures: **SD-11A, SD-11B, SD-12A, SD-12B, SD-13A, SD-16, SD-17, SD-16B, and SD-16C.**
- **SD-5B:** One of the baffles is missing and must be replaced.
- **Locate and clear sod** from structures **SD-4C, SD-4D, and SD-20.**
- **Clear sod** from structure **SD-19A.**
- **Install sod** around structures **SD-4A, SD-12B, SD-13B, and SD-17.**
- **Clear debris** around structure **SD-13B lid** (it could not be opened for interior inspection).
- **Replace the lid** on structure **SD-12A.**

Performance Bond Requirement:

Headley is required to **procure a performance bond for Phase II in the amount of \$28,000.00**, in accordance with Section 24-48.5(2)(c) of the Miami-Dade County Code. Once the type of bond to be used is specified, the appropriate bond form will be provided. Additionally, a completed W-9 form is required by the Department.

Payment Instructions:

To proceed with payment, an **online invoice request** should be submitted to [RER-
DERMOLP@miamidade.gov](mailto:RER-DERMOLP@miamidade.gov), including the following details:

Customer Name : _____
(Name as it appears on credit card/check)
Company Name : _____

Mailing address : _____
 City : _____
 State : _____
 Zip Code : _____
 Contact # : _____
 E-mail address : _____

Permit #/ Application #/ Reference
 # / Fee type description : Class II-20250003 / Application Fee
 Amount of Fee : \$ 5,000.00
 Amount of Surcharge : \$ 375.00
 Total amount to be paid : \$5,375.00

Customer Name : _____
 (Name as it appears on credit card/check)
 Company Name : _____
 Mailing address : _____
 City : _____
 State : _____
 Zip Code : _____
 Contact # : _____
 E-mail address : _____

e3

Permit #/ Application #/ Reference
 # / Fee type description : Class II-20250003 / Permit Fee
 Amount of Fee : \$ 2,500.00
 Amount of Surcharge : \$ 187.50
 Total amount to be paid : \$ 2,687.50

Alternatively, a check may be sent to:

Water Control Section Office

701 NW 1st Court, Suite 600, Miami, FL 33136

(Ensure the permit application number is included with the payment.)

Next Steps:

1. Request an online invoice payment (Phase II) or submit payment via check for the application and permit fees.
2. HOA and CDD to perform the required corrections.
3. Request Headley to obtain a performance bond as required for Phase II.
4. HOA and CDD to perform cleaning of the inspected structures at Clubhouse and adjacent areas.

Please let me know if you need any further clarification or assistance in moving forward with these requirements.

Best regards,



Angel Camacho

8935 NW 35 Lane, Suite 101

Doral, FL 33172

Office: (305) 640-1345

Mobile: (786) 617-6426

Angel.Camacho@AlvarezEng.com

www.alvarezeng.com

Cutler Cay
Community Development District

Workshop DRAFT
Not For Approval

**Proposed Budget For
Fiscal Year 2025/2026**

October 1, 2025 - September 30, 2026

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Workshop Draft

PROPOSED BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	119,701
Maintenance Assessments	1,051,428
Debt Assessments - 2014 Refunding	773,141
Loan Assessments - Restoration Project	0
Other Revenues	0
Interest Income	2,400
Total Revenues	\$ 1,946,670
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes (Employer)	560
Management	34,308
Secretarial	4,200
Legal	25,000
Legal - Extraordinary	0
Assessment Roll	7,500
Audit Fees	3,600
Arbitrage Rebate Fee	0
Insurance	15,000
Legal Advertisements	5,000
Miscellaneous	4,250
Postage	1,000
Office Supplies	1,375
Dues & Subscriptions	175
Trustee Fee	4,200
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 115,518
TOTAL MAINTENANCE EXPENDITURES	\$ 993,600
TOTAL EXPENDITURES	\$ 1,109,118
REVENUES LESS EXPENDITURES	\$ 837,552
2021 Bond Refinancing Payments	(726,753)
Balance	\$ 110,799
County Appraiser & Tax Collector Fee	(36,933)
Discounts For Early Payments	(73,866)
Excess/ (Shortfall)	\$ -
Carryover from Prior Year	0
Net Excess/ (Shortfall)	\$ -

PROPOSED MAINTENANCE BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

MAINTENANCE EXPENDITURES	FISCAL YEAR 2025/2026 BUDGET
Contingency/Reserve	100,000
Lakes Maintenance	10,000
Roads Maintenance/Reserve	90,000
Stormwater Drainage Maintenance/Reserve	141,100
Stormwater Drainage Repairs Project (Pipes, Baffles, etc.)	175,000
DERM Required Stormwater Quality Improvement Project	120,000
Field Operations	12,000
Water Features Maintenance (Southern Entrance/Exit)	35,000
Sidewalk Maintenance/Repairs	18,000
Engineering/Inspections	50,000
Street Signage	5,000
Lake Fountain Maintenance	10,000
Entry Features Maintenance	7,000
Guardhouse Exterior Maintenance/Reserve	8,000
Water & Sewage	2,500
FPL - Electrical Utility	115,000
Retention Wall	80,000
Perimeter Wall (Off Old Cutler Road)	15,000
Shoreline Restoration & Improvements Project	0
TOTAL MAINTENANCE EXPENDITURES	\$ 993,600

DETAILED PROPOSED BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	109,279	111,781	119,701	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	742,571	721,164	1,051,428	Expenditures/.94
Debt Assessments - 2014 Refunding	773,141	773,141	773,141	Payment To Trustee/.94
Loan Assessments - Restoration Project	149,389	0	0	Loan Did Not Occur
Other Revenues	0	0	0	
Interest Income	71,510	1,200	2,400	Interest Estimated At \$200 Per Month
Total Revenues	\$ 1,845,890	\$ 1,607,286	\$ 1,946,670	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	5,400	7,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	413	560	560	Projected At 8% Of Supervisor Fees
Management	32,388	33,348	34,308	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	28,610	20,000	25,000	FY 24/25 Through January 2025 Was \$6,800
Legal - Extraordinary	19,049	0	0	
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,500	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	0	650	0	Report No Longer Required
Insurance	13,272	15,000	15,000	Insurance Estimate - FY 24/25 Expenditure Was \$13,931
Legal Advertisements	12,030	2,500	5,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	4,373	3,750	4,250	\$500 Increase From 2024/2025 Budget
Postage	1,696	700	1,000	\$300 Increase From 2024/2025 Budget
Office Supplies	1,247	1,400	1,375	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,139	4,200	4,200	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 140,342	\$ 106,833	\$ 115,518	
TOTAL MAINTENANCE EXPENDITURES	\$ 562,706	\$ 681,500	\$ 993,600	
TOTAL EXPENDITURES	\$ 703,048	\$ 788,333	\$ 1,109,118	
REVENUES LESS EXPENDITURES	\$ 1,142,842	\$ 818,953	\$ 837,552	
2021 Bond Refinancing Payments	(739,187)	(726,753)	(726,753)	2026 Principal & Interest Payments
Balance	\$ 403,655	\$ 92,200	\$ 110,799	
County Appraiser & Tax Collector Fee	(16,334)	(30,733)	(36,933)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(61,322)	(61,467)	(73,866)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 325,999	\$ -	\$ -	
Carryover from Prior Year	0	0	0	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 325,999	\$ -	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
Contingency/Reserve	1,233	200,000	100,000	\$100,000 Decrease From 2024/2025 Budget
Lakes Maintenance	7,878	12,000	10,000	\$2,000 Decrease From 2024/2025 Budget
Roads Maintenance/Reserve	3,900	50,000	90,000	Increased-Nine Years Remaining For Sinking Fund Recommended By Engineer
Stormwater Drainage Maintenance/Reserve	15,490	40,000	141,100	Increased-Four Year Sinking Fund Recommended By Engineer-Plus Maintenance
Stormwater Drainage Repairs Project (Pipes, Baffles, etc.)	61,988	0	175,000	Amount Recommended By District Engineer
DERM Required Stormwater Quality Improvement Project	0	120,000	120,000	Amount Recommended By District Engineer
Field Operations	12,000	12,000	12,000	\$1,000 Per Month
Water Features Maintenance (Southern Entrance/Exit)	25,343	30,000	35,000	Amount Recommended By District Engineer
Sidewalk Maintenance/Repairs	17,864	15,000	18,000	\$3,000 Increase From 2024/2025 Budget
Engineering/Inspections	45,886	45,000	50,000	\$5,000 Increase From 2024/2025 Budget
Street Signage	0	5,000	5,000	No Change From 2024/2025 Budget
Lake Fountain Maintenance	150	15,000	10,000	\$5,000 Decrease From 2024/2025 Budget
Entry Features Maintenance	5,405	15,000	7,000	\$8,000 Decrease From 2024/2025 Budget
Guardhouse Exterior Maintenance/Reserve	850	10,000	8,000	\$2,000 Decrease From 2024/2025 Budget
Water & Sewage	120	2,500	2,500	No Change From 2024/2025 Budget
FPL - Electrical Utility	110,671	110,000	115,000	\$5,000 Increase From 2024/2025 Budget
Retention Wall	0	0	80,000	Amount Recommended By District Engineer
Perimeter Wall (Off Old Cutler Road)	0	0	15,000	New Line-Item Separated From Water Feature
Shoreline Restoration & Improvements Project	253,928	0	0	May Be Needed In Fiscal Year 2026/2027
TOTAL MAINTENANCE EXPENDITURES	\$ 562,706	\$ 681,500	\$ 993,600	

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	15,329	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	739,187	726,753	726,753	Maximum Debt Service Collection
Total Revenues	\$ 754,516	\$ 727,253	\$ 727,953	
EXPENDITURES				
Principal Payments	580,000	595,000	605,000	Principal Payment Due In 2026
Interest Payments	149,800	131,022	118,182	Interest Payments Due In 2026
Bond Redemption	0	1,231	4,771	Estimated Excess Debt Collections
Total Expenditures	\$ 729,800	\$ 727,253	\$ 727,953	
Excess/ (Shortfall)	\$ 24,716	\$ -	\$ -	

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 1/1/25 = \$6,420,000

Cutler Cay Community Development District Assessment Comparison

Lot Size		Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
60	Administrative	\$ 195.83	\$ 202.10	\$ 221.35	\$ 237.04
	Maintenance - Operating	\$ 1,772.54	\$ 1,470.45	\$ 1,428.05	\$ 2,082.04
	Restoration Project Loan	\$ -	\$ 295.82	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	\$ 1,472.84	\$ 1,472.84	\$ 1,472.84	\$ 1,472.84
	Sub-Total For Lot Size 60	\$ 3,441.21	\$ 3,441.21	\$ 3,122.24	\$ 3,791.92
75	Administrative	\$ 195.83	\$ 202.10	\$ 221.35	\$ 237.04
	Maintenance - Operating	\$ 1,772.54	\$ 1,470.45	\$ 1,428.05	\$ 2,082.04
	Restoration Project Loan	\$ -	\$ 295.82	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	\$ 1,532.45	\$ 1,532.45	\$ 1,532.45	\$ 1,532.45
	Sub-Total For Lot Size 75	\$ 3,500.82	\$ 3,500.82	\$ 3,181.85	\$ 3,851.53
125	Administrative	\$ 195.83	\$ 202.10	\$ 221.35	\$ 237.04
	Maintenance - Operating	\$ 1,772.54	\$ 1,470.45	\$ 1,428.05	\$ 2,082.04
	Restoration Project Loan	\$ -	\$ 295.82	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	\$ 1,704.37	\$ 1,704.37	\$ 1,704.37	\$ 1,704.37
	Sub-Total For Lot Size 125	\$ 3,672.74	\$ 3,672.74	\$ 3,353.77	\$ 4,023.45

* 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
January 2025**

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Jan-25	Year To Date Actual 10/1/24 - 1/31/25
REVENUES			
Administrative Assessments	111,781	4,985	90,240
Maintenance Assessments	721,164	32,157	582,154
Debt Assessments - 2021 Refunding	773,141	34,477	624,162
Other Revenue	0	0	0
Interest Income	1,200	0	5,193
Total Revenues	\$ 1,607,286	\$ 71,619	\$ 1,301,749
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	600	1,400
Payroll Taxes (Employer)	560	46	107
Management	33,348	2,779	11,116
Secretarial	4,200	350	1,400
Legal	20,000	3,715	6,800
Legal Fees - Extraordinary	0	0	0
Assessment Roll	7,500	0	0
Audit Fees	3,500	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	15,000	0	13,931
Legal Advertisements	2,500	0	844
Miscellaneous	3,750	137	857
Postage	700	0	64
Office Supplies	1,400	3	146
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	665
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,833	\$ 7,797	\$ 37,505
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	\$ 681,500	\$ 13,160	\$ 63,603
Total Expenditures	\$ 788,333	\$ 20,957	\$ 101,108
Revenues Less Expenditures	\$ 818,953	\$ 50,662	\$ 1,200,641
2021 Bond Refinancing Payments	(726,753)	(33,142)	(593,436)
Balance	\$ 92,200	\$ 17,520	\$ 607,205
County Appraiser & Tax Collector Fee	(30,733)	(695)	(12,452)
Discounts For Early Payments	(61,467)	(2,078)	(51,375)
Excess/ (Shortfall)	\$ -	\$ 14,747	\$ 543,378
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 14,747	\$ 543,378

Bank Balance As Of 1/31/25	\$ 2,158,138.81
Accounts Payable As Of 1/31/25	\$ 180,984.26
Accounts Receivable As Of 1/31/25	\$ 1,200.00
Security Deposit As Of 1/31/25	\$ -
Reserve For Project Loan Payment As Of 1/31/25	\$ 140,425.00
Reserve For Roads Maintenance As Of 1/31/25	\$ 241,000.00
Reserve For Stormwater Drainage As Of 1/31/25	\$ 98,000.00
Reserve For Pipe Repairs Project As Of 1/31/25	\$ 208,000.00
Reserve For Lake Bank Erosion Project As Of 1/31/25	\$ 24,811.00
Available Funds As Of 1/31/25	\$ 1,266,118.55

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT - MAINTENANCE
JANUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Jan-25	Year To Date Actual 10/1/24 - 1/31/25
MAINTENANCE EXPENDITURES			
Contingency/Reserve	200,000	0	0
Lakes Maintenance	12,000	619	2,476
Roads Maintenance/Reserve	50,000	0	250
Stormwater Drainage/Reserve	40,000	0	950
Stormwater Drainage System Pipe Repairs Project-Phase 2	0	0	0
Field Operations	12,000	1,000	4,000
Walls & Wall Fountain Maintenance	30,000	900	6,800
Sidewalk Maintenance/Repairs	15,000	0	0
Engineering/Inspections	45,000	1,020	7,943
Street Signage	5,000	0	1,202
Lake Fountain Maintenance	15,000	0	0
Entry Features Maintenance	15,000	0	550
Guardhouse Exterior Maintenance	10,000	0	1,800
Water & Sewage	2,500	49	168
FPL - Electrical Utility	110,000	9,572	37,464
Retention Wall Maintenance	0	0	0
Lake Bank Erosion Restoration Project	0	0	0
Lake Bank Erosion Restoration Project (Loan Payment)	0	0	0
DERM Required Stormwater Quality Improvement Project	120,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 681,500	\$ 13,160	\$ 63,603

Cutler Cay Community Development District
Budget vs. Actual
October 2024 through January 2025

	<u>Oct 24- Jan 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · Administrative Assessments	90,240.19	111,781.00	-21,540.81	80.73%
363.101 · Maintenance Assessments	582,153.58	721,164.00	-139,010.42	80.72%
363.810 · Debt Assessments	624,161.96	773,141.00	-148,979.04	80.73%
363.820 · Debt Assessment - Pd To Trustee	-593,435.75	-726,753.00	133,317.25	81.66%
363.830 · Cty Appraiser & Tax Coll Fee	-12,451.79	-30,733.00	18,281.21	40.52%
363.831 · Discounts For Early Payments	-51,375.26	-61,467.00	10,091.74	83.58%
369.401 · Interest Income	5,193.29	1,200.00	3,993.29	432.77%
Total Income	<u>644,486.22</u>	<u>788,333.00</u>	<u>-143,846.78</u>	<u>81.75%</u>
Expense				
511.823 · DERM Req SW Quality Improvement	0.00	120,000.00	-120,000.00	0.0%
511.758 · FPL - Electrical	37,463.51	110,000.00	-72,536.49	34.06%
511.756 · Water & Sewage	167.79	2,500.00	-2,332.21	6.71%
511.754 · Guardhouse Exterior Maintenance	1,800.00	10,000.00	-8,200.00	18.0%
511.753 · Entry Feature Maintenance	550.00	15,000.00	-14,450.00	3.67%
511.752 · Fountain Maintenance	0.00	15,000.00	-15,000.00	0.0%
511.751 · Street Signage	1,201.72	5,000.00	-3,798.28	24.03%
511.307 · Sidewalk Maint/ Repairs	0.00	15,000.00	-15,000.00	0.0%
511.122 · Payroll tax expenses	107.10	560.00	-452.90	19.13%
511.131 · Supervisor Fee	1,400.00	7,000.00	-5,600.00	20.0%
511.301 · Lakes Maintenance	2,476.00	12,000.00	-9,524.00	20.63%
511.302 · Roads Maintenance/Reserve	250.00	50,000.00	-49,750.00	0.5%
511.303 · Stormwater Drainage/Reserve	950.00	40,000.00	-39,050.00	2.38%
511.304 · Field Operations	4,000.00	12,000.00	-8,000.00	33.33%
511.305 · Contingency/Reserve	0.00	200,000.00	-200,000.00	0.0%
511.306 · Walls-Wall Fountain Maintenance	6,800.00	30,000.00	-23,200.00	22.67%
511.310 · Engineering/Inspections	7,942.50	45,000.00	-37,057.50	17.65%
511.311 · Management Fees	11,116.00	33,348.00	-22,232.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	6,800.00	20,000.00	-13,200.00	34.0%
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	13,931.00	15,000.00	-1,069.00	92.87%
511.480 · Legal Advertisements	844.24	2,500.00	-1,655.76	33.77%
511.512 · Miscellaneous	856.57	3,750.00	-2,893.43	22.84%
511.513 · Postage and Delivery	64.25	700.00	-635.75	9.18%
511.514 · Office Supplies	146.05	1,400.00	-1,253.95	10.43%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,200.00	-4,200.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
Total Expense	<u>101,108.37</u>	<u>788,333.00</u>	<u>-687,224.63</u>	<u>12.83%</u>
Net Ordinary Income	<u>543,377.85</u>	<u>0.00</u>	<u>543,377.85</u>	<u>100.0%</u>
Net Income	<u>543,377.85</u>	<u>0.00</u>	<u>543,377.85</u>	<u>100.0%</u>

**CUTLER CAY CDD
TAX COLLECTIONS
2024-2025**

#	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 - 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
									\$ 1,606,090	\$ 111,781	\$ 721,165	\$ 773,144	\$ 111,781	\$ 721,165	\$ 773,144	
									\$ 1,515,086	\$ 106,833	\$ 681,500	\$ 726,753	\$ 106,833	\$ 681,500	\$ 726,753	\$ 726,753
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 944,617.46		\$ (9,068.33)	\$ (37,784.30)	\$ 897,764.83	\$ 65,745.36	\$ 424,133.25	\$ 454,738.85	\$ 62,484.33	\$ 403,096.45	\$ 432,184.05	\$ 432,184.05
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 156,041.11		\$ (1,497.99)	\$ (6,241.56)	\$ 148,301.56	\$ 10,860.41	\$ 70,062.50	\$ 75,118.20	\$ 10,321.66	\$ 66,587.45	\$ 71,392.45	\$ 71,392.45
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 96,010.14		\$ (921.70)	\$ (3,840.37)	\$ 91,248.07	\$ 6,682.29	\$ 43,108.55	\$ 46,219.30	\$ 6,350.82	\$ 40,970.40	\$ 43,926.85	\$ 43,926.85
4	4	Miami-Dade Tax Collector	12/31/24	NAV Taxes	\$ 28,268.10		\$ (268.37)	\$ (1,431.36)	\$ 26,568.37	\$ 1,967.46	\$ 12,692.38	\$ 13,608.26	\$ 1,849.16	\$ 11,929.20	\$ 12,790.01	\$ 12,790.01
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 71,618.92		\$ (695.40)	\$ (2,077.67)	\$ 68,845.85	\$ 4,984.67	\$ 32,156.90	\$ 34,477.35	\$ 4,791.66	\$ 30,911.80	\$ 33,142.39	\$ 33,142.39
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 1,296,555.73	\$ -	\$ (12,451.79)	\$ (51,375.26)	\$ 1,232,728.68	\$ 90,240.19	\$ 582,153.58	\$ 624,161.96	\$ 85,797.63	\$ 553,495.30	\$ 593,435.75	\$ 593,435.75

Total Roll = \$1,606,090.64

Admin: \$111,781.75
 Maint: \$721,165.25
 Debt-Bond: \$773,143.64
Total \$1,606,090.64

Collections
80.73%

Note: \$1,606,090, \$111,781, \$721,165 and \$773,144 are 2024/2025 Budgeted assessments before discounts and fees.

Note: \$1,515,086, \$106,833, \$681,500 and \$726,753 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 1,296,555.73	\$ 1,232,728.68
\$ (582,153.58)	\$ (553,495.30)
\$ (90,240.19)	\$ (85,797.63)
\$ (624,161.96)	\$ (593,435.75)
\$ -	\$ -