



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 14, 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
April 14, 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. March 10, 2025 Regular Board Meeting & Workshop Minutes.....Page 2
- G. New Business**
 - 1. Consider Approval of SAE Proposal for Lake Signage Re-Adjustment to Lower Height.....Page 10
 - 2. Consider Approval of Proposal for the Road Striping of the Entrances/Exits.....Page 18
 - 3. Consider Approval of Landshore Proposal to address the Lake Bank Erosion Behind Properties Located at 7786 & 7794 SW 188 Terrace (*Proposals will be provided under separate cover*)....Page 35
 - 4. Consider Approval of Proposal to Survey the Retention Walls located at Tracts A, G, P & U.....Page 37
 - 5. Consider Approval of Updated Suarez & Fence Corp Proposal for the Fence InstallationPage 54
 - 6. Consider Resolution No. 2025-04 – Approving a Proposed Budget for FY 2025/2026.....Page 55
 - a. District Engineer Provided Cost and Breakdown.....Page 64
 - b. FY 2025-2026 Proposed Budget Summary of ExpensesPage 66
- H. Old Business**
 - 1. ENGINEER REPORT/UPDATES
 - a. Phase II Storm Drainage Project
 - b. Findings Regarding Complaint made by Mr. Miller’s Driveway Grate Cover at 7745 SW 193rd Lane
 - c. Pavement Repairs in front of 18871 SW 77 Court
 - d. Improper Placement of Fill with Fence Installation on the Lake Bank behind 19049 SW 80th Court
 - 2. MANAGEMENT REPORT/UPDATES
 - a. Stormwater Management System DERM Class V Permit Status
 - b. Raptor Vac Stormwater Management System Cleaning
 - c. Raptor Vac CCTV Services for Structures, French Drains and Connecting Pipelines Near 18854 SW 76th Court
 - d. Traffic Enforcement Services

I. Administrative Matters

1. Financial Update.....Page 70

J. Board Member and/or Staff Comments/Requests

K. 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

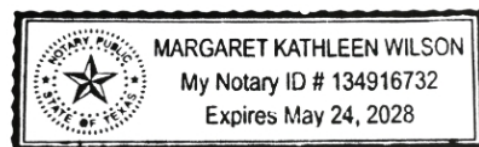
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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
MARCH 10, 2025**

A. CALL TO ORDER

Mrs. Perez called to order the March 10, 2025, Regular Board Meeting of the Cutler Cay Community Development District (the “District”) at 4:02 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. 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: Supervisors Aileen Milian, Leo Corradini, Albert Collazo and Dr. Alexandra “Alex” Penn Williams were in attendance.

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.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

Supervisor Dr. Penn Williams requested the addition of an agenda item under H-4 for the Consideration of the Restructuring of the Agenda.

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

A comment was made by District resident Joseph Miller who resides at 7745 SW 193rd Lane and provided information and images regarding a concern he had about the grate in front of or near his driveway. The information was provided to the District engineer who was asked by the Board to look into the matter.

Chairman Omar Fonte arrived at approximately 4:12 p.m.

F. APPROVAL OF MINUTES

1. January 13, 2025, Regular Board Meeting

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Dr. Penn Williams and passed unanimously approving the minutes of the January 13, 2025, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Proposal for Fence Installation on the North Side of Southern Entrance/Exit Water Feature

A **MOTION** was made by Supervisor Dr. Penn Williams, seconded by Supervisor Milian and unanimously passed approving the Suarez & Fence Corp proposal dated February 3, 2025, in the amount of \$11,160 for an aluminum fence installation on the north side of the southern entrance water feature, small project with the finish in bronze; inclusive of survey and permit issuance; simultaneously directing District Counsel to prepare an electronic agreement and further directing District management to execute same on behalf of the District.

2. Consider Road Striping of Entrances/Exits

A **MOTION** was made by Supervisor Dr. Penn Williams, seconded by Supervisor Milian and passed unanimously approving DMI Proposal #M25-3510 dated February 25, 2025, in the amount of \$9,225.00 for the road striping of the north and south access entrance/exits (small project); simultaneously directing District Counsel to prepare an electronic approval agreement and for District management to execute same on behalf of the District.

3. Discussion Regarding Lake Erosion Behind Property Located at 7786 SW 188th Terrace

The District was contacted via email by way of the Association regarding an erosion complaint that was made by Mauricio Wencelblat who resides at 7786 SW 188th Terrace.

A lengthy discussion ensued after which District management was directed to bring proposals back with options to address the two areas of concern which consist of the reported address of 7786 SW 188th Terrace and the neighboring property. Additionally, District management will circulate via email to all Board Members the data that was previously gathered pertaining to the testing that was conducted and an analysis that had been made in reference to the lake bank shoreline erosion.

4. Discussion Regarding Legal Memorandum Regarding Stormwater System Legal Requirements

Presented in the meeting book was a memorandum from District Counsel who provided a summary of the current stormwater system requirements for Miami-Dade County, Florida (which includes statewide imposed requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD) in addition to requirements exclusive to Miami-Dade County imposed by County ordinances). It was suggested that District management 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 systems are in place.

5. Stormwater Management System

a. Update on Stormwater Management System Class V Permit Status

Raptor Vac advised the District that the permit had been submitted and was going through the process with Miami-Dade County DERM.

b. Consider Raptor Proposal for Cleaning and CCTV Services for Structures, French Drains and Connecting Pipelines Near 18854 SW 76th Court

Pursuant to the District Engineer's recommendations the proposal presented from Raptor Vac consists of the following: cleaning and CCTV for four (4) structures, French drains and connecting pipelines located near 18854 SW 76th Court:

- 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
- Total \$2,236.35**

Additional if approved and deemed necessary

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

\$2,236.35 + 669.90 = \$2,906.25

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Collazo approving the Raptor Vac proposal dated March 1, 2025, in the amount of \$2,906 which is made up of the base amount of \$2,236.35 and an additional \$669.90 only to be used if needed, for the cleaning and CCTV services for four (4) structures, French drains and connecting pipelines located near 18854 SW 76th Court and pursuant to the unit pricing under the Raptor Vac Agreement with the District.

c. Consider Raptor Proposal for Cleaning of Catch Basins

Mrs. Perez asked the District Engineer to advise if any of the pipelines in the areas being serviced needed to be cleaned at this time, noting that the structures mentioned in the agenda item above had been omitted to ensure that they are not double billed.

A **MOTION** was made by Supervisor Dr. Penn Williams, seconded by Supervisor Corradini and passed unanimously approving the Raptor Vac proposal dated March 1, 2025, in the amount of \$8,470 for the cleaning of seventy-seven (77) catch basin structures pursuant to a field inspection and in accordance with the unit pricing from the Raptor Vac Agreement with the District.

d. Consider Alvarez Engineering Proposal for Implementation of GIS for O&M Plans of District's Stormwater Management System

Mr. Camacho provided an overview and information regarding the digitization of existing stormwater infrastructure data into ArcGIS and recommended the comprehensive stormwater infrastructure maintenance program utilizing Geographic Information Systems ("GIS") as a management tool.

No action was taken at this time.

6. Consider Ratification and Approval of HOA Reimbursement for Replacement of Guardhouse A/C Unit

A **MOTION** was made by Supervisor Dr. Penn Williams, seconded by Supervisor Collazo and passed unanimously ratifying and approving actions taken by District management with Chairman approval for reimbursement to the Association for the replacement of the guardhouse A/C system in the amount of \$1,865.

It was noted that this work had been completed in a timely manner.

7. Consider Miami-Dade County DERM Class I Permit Issuance and Vegetation Removal at Tracts A, G, P & U

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini and passed unanimously approving the Davis Environmental proposals dated February 25, 2025, in the amounts of \$32,080 for service consisting of Miami-Dade County DERM Class 1 Permit issuance and for vegetation removal at Tracts A, G, P and U; and simultaneously directing District Counsel to prepare an electronic approval agreement and further authorizing District management to execute same on behalf of the District.

Supervisor Milian's **MOTION** was amended, seconded by Supervisor Corradini and passed unanimously to include language in the agreement that the contractor will ensure that the permit does not expire.

H. OLD BUSINESS

1. Engineer Updates

a. Update Regarding Phase II Storm Drainage Project

Installation of baffles for Structures SD-16B & SD-16C that are the District's responsibility. As for the other structures, they will be addressed by the Association.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Collazo and passed unanimously approving the Raptor Vac proposed dated March 10, 2025, in the amount of \$ 1,100 for the installation of baffles for Structures SD-16B and SD-16C, as noted in the inspection report and in accordance with the pricing in the Raptor Vac Agreement with the District.

Additionally, Headley is required to **procure a performance bond for Phase II in the amount of \$28,000** 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. The District fee is to be determined.

Ms. Wald recommended the that the District Engineer ask if the Bond can be waived for the District since it is a public entity.

Next Steps:

1. Request an online invoice payment (Phase II) or submit payment via check for the application and permit fees. **Currently in the payment process.**
2. HOA and CDD to perform the required corrections. **Both entities are working on these actively.**

3. Request Headley to obtain a performance bond as required for Phase II. Request has been made by Engineering of Headley Construction.
4. HOA and CDD to perform cleaning of the inspected structures at Clubhouse and adjacent areas. Currently being addressed by the HOA and the District's structures are confirmed to be clean as of the recent inspection.

b. Update Regarding Pending Water & Sewer Repairs for Newly Installed Speed Hump Near 19308 SW 80th Court

Mr. Camacho advised that they were awaiting a response from Water & Sewer.

c. Update on French Drain Installation to Address Stagnant Water at 7616 SW 193rd Lane

Mrs. Perez noted that the work had been completed and we were awaiting the District Engineer's final approval.

d. Update on Pavement Repairs in Front of 18871 SW 77th Court

Mrs. Perez noted that the work had been completed. The homeowner reported that she was not satisfied with an area that had not been finished and the Engineer was asked to look into the matter.

e. Update on New Lake Signage Installation and Pole Replacement and Relocation Project

Mrs. Perez noted that the work had been completed. Lake signages were installed by SAE on February 21, 2025.

f. Update on Street Signage Replacement Project

Mrs. Perez noted that the work had been completed. Headley Construction completed the replacement of the requested street signage poles during the last week of February.

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

From: Angel Camacho <Angel.Camacho@AlvarezEng.com>

Sent: Friday, February 14, 2025 3:08 PM

To: Michael Vera <mv@nationaltruckcenter.com>; Gloria Perez <gperez@sdsinc.org>

Cc: Ronald Galvis <rGalvis@sdsinc.org>; Esteban Morera <emorera@kwpmc.com>; Laura Gavilan <lgavilan@kwpmc.com>; Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>; Ginger E. Wald <gwald@bclmr.com>

Subject: RE: Cutler Cay - Improper Placement of Fill on CDD Lake Bank at 19049 SW 80 Ct

Good afternoon Michael,

I conducted a site visit this afternoon and verified that all items identified in my previous inspection have been addressed, with the exception of the watering requirement. To ensure proper establishment, the sod must be watered daily for a minimum of two weeks. As evidenced in the attached photos, a significant portion of the sod is already showing signs of drying and declining due to insufficient watering. Therefore, the completed work is accepted on the condition that a watering schedule is implemented for the next two weeks. Should the sod fail to establish adequately, replacement will be required.

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

Mr. Camacho elaborated on the e-mail, adding that pursuant to today's site visit the homeowner had now added a fence and the excess fill again disturbed the slope. The Board asked for the HOA to address the issue with regard to the fence and the District will notify the homeowner regarding the slope and excess fill.

h. Update Regarding Landshore Enterprises Corrections to Shoreline

Miguel Reto provided the following updates:

- For the shoreline at 18969 SW 80th Court, we cleared the area of the old sod and added new topsoil and sod.
- At spot locations around the shoreline the concrete matting was pulled and stretched to cover gaps
- Not all locations were addressed, thus the reason for a follow-up to review the repair.
- Most if not all the extra underlayment was cut away.
- We will confirm that this item is also fully addressed.

Mr. Camacho noted that he was in communication with Landshore regarding the pending items.

2. Update on Off-Duty Police Services

Mrs. Perez advised that during February 2025, off-duty police services were provided on the dates and times requested. According to the log (filled out by the Police Officers), between February 7th and 25th, sixty-three (63) traffic stops were made and forty-two (42) traffic citations were issued. Logs have been uploaded to the server and will be updated monthly.

3. Supervisor Dr. Penn Williams' Request to Reconsider Change of Time of District Meetings

A lengthy discussion ensued and the Board TABLED this item and agreed not to discuss it again until the new fiscal year schedule is to be considered.

Supervisor Collazo stepped away from the meeting at approximately 6:02 p.m. and returned at approximately 6:12 p.m.

4. Consider Restructuring of Agenda

Supervisor Dr. Penn Williams requested this agenda item be added and recommended that the Board consider the following changes: Not to vote on any items that have not been presented at a previous meeting and to add a Consent section to the agenda. A discussion ensued and the Board did not move forward with any changes to the agenda structure.

I. Workshop

1. Review and Discuss Draft Proposed Fiscal Year 2025/2026 Budget

Mrs. Perez recessed the Regular Board Meeting and simultaneously called to order the Workshop for the purpose of discussing the FY 2025/2026 Proposed Budget. She added that no actions were to be made during the Workshop.

Mrs. Perez noted that in advance of today's workshop she had circulated to the Board a Summary of the Proposed Budget for their convenience.

Several items were discussed including but not limited to the proposed assessment increase. Each of the budget line items were reviewed. Sinking funds were discussed. A discussion regarding the possibility of grants was brought up by a member of the public and District Counsel elaborated on the same.

The Board directed District management to request that the District engineer provide cost breakdowns for the cost recommendations for the following items:

- Stormwater Drainage Maintenance/Reserve - Increased-Four Year Sinking Fund, Plus Reg. Maintenance
- Stormwater Drainage Repairs Project (Pipes, Baffles, etc.)
- DERM Required Stormwater Quality Improvement Project
- Retention Wall

With the intention of providing documented clarification and a cost breakdown for the budgeted line items and to confirm that items are not being considered or calculated more than once as many projects have taken place since the original costs were recommended in the Bond Supplemental Engineers report.

A discussion ensued regarding the Lake Bank Restoration Project and the history of the actions that had been taken by the Board including the several reports and data that had been collected. District management was asked to circulate said information to the Board Members via email.

Supervisor Dr. Penn Williams excused herself briefly at approximately 6:59 p.m. and promptly returned at 7:01 p.m.

There being no further Workshop matters to discuss, Mrs. Perez closed the Workshop and reconvened the Regular Meeting.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through February 2023 and indicated that available funds as of January 31, 2025 were \$1,266,118.55.

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

K. BOARD MEMBER/STAFF COMMENTS/REQUESTS

Mrs. Perez advised that it was noted by Supervisor Fonte early this morning that the southern entrance waterfall was slightly low, and the service provider had been notified and was scheduled to inspect the system tomorrow morning.

Supervisor Collazo noted his dissatisfaction with the height of the newly installed lake signs and District management agreed to look into it.

L. 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 7:42 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair

Lake Bank Signs Proposal

Cutler Cay CDD
Special District Services, Inc.
Ronald Galvis

Project:
Cutler Cay Lake Bank Sign Re-adjustment



Your Pavement Professionals

Company Info



Southern Asphalt Engineering Inc.
13110 NW 14 Street
Miami, FL 33182

P: 305-667-8390
<http://www.southernasphaltengineering.com>

Contact Person

Jose Franco
CEO
franco@southernasphaltengineering.com
Cell: 305-970-1476
Office 305-667-8390 Ext 225

About Us

Your Partners in Asphalt Restoration & Maintenance!

Southern Asphalt Engineering, Inc. has proudly served South Florida since 1998. We are a full service Asphalt Pavement, Restoration, and Maintenance Contractor which provide a wide range of services, including Design, Construction, and Maintenance services for Commercial, Industrial, & Professionally Managed Commercial and Residential Properties.

We submit the following proposal detailing the requested scope of work we propose to perform for your consideration. Please feel free to contact us at any time should you have any questions in relation to the provided proposal.

Lake Bank Sign Adjustment & Re-Installation

1. **Removal of (13) existing Lake Bank Sign Currently Installed**
2. Cutting of Existing Lake Bank Sign Post to Indicated Requested Height
3. Re-installation of removed Lake Bank Signs on Sign post at designated height

Price Breakdown: Cutler Cay Traffic Sign Re-adjustment

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on March 31, 2025. **Job Number:** 2025000256

Item	Description	Cost
1.	Lake Bank Sign Adjustment & Re-Installation	Included
Total:		\$1,200.00

Authorization to Proceed & Contract

Authorization to Proceed & Contract:

ACCEPTED: Prices, specifications, terms, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified. Payment will be made as per the payment terms outlined. Upon acceptance, this proposal becomes a contract.

We understand that if any additional work is required above and beyond from that which is stated in this proposal/contract, it will be added to this contract, or performed under a new contract.

Proposal: Cutler Cay Signs Re-adjustment

Acceptance

We agree to pay the total sum or balance in full 30 days after the completion of work.

I am authorized to approve and sign this proposal as per scope of work submitted. We agree to pay the total sum or balance in full upon completion of this project in accordance with the payment terms listed.

100% Upon Completion.

Work will be scheduled upon receiving the signed proposal and payment of deposit.

Date: _____



Ronald Galvis | New Signs Installation Proposal
Special District Services, Inc.
2501 Burns Rd suite a
Palm Beach Gardens, Florida 33410
rgalvis@sdsinc.org
C: 786-503-1633
O: 786-503-1633

Jose Franco | CEO
Southern Asphalt Engineering Inc.
13110 NW 14 Street
Miami, FL 33182
E: franco@southernasphaltengineering.com
C: 305-970-1476
P: 305-667-8390 Ext 225
<http://www.southernasphaltengineering.com>

Additional Info: Cutler Cay Traffic Sign Re-adjustment

Contract Terms & Conditions

1. Weather: It is understood and agreed that all work is performed "weather permitting". If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please keep the work area closed and contact your project coordinator. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, any required touch up will be performed.

Sprinklers: Should be off 24 hours prior until 48 hours after service so as not to cause damage to any work performed. The surface must be dry upon our crew's arrival.

Informing of Work: It will be the property owner or property management company's responsibility for properly informing tenants and or residents of intended work areas and notifying any service providers such as landscapers, garbage companies, and vendors to avoid work area on the day work is to be performed. In the event of having to reschedule due to unforeseen conditions you must notify tenants, residents, and service providers of the change in schedule.

Vehicles: It is vital that all vehicles and obstructions are removed from the intended work area in a timely manner, no later than 7:30 a.m. to allow for the performance of contracted work unless agreed otherwise. If tow trucks service are required this needs to be arranged prior to the commencement of work and towing service must be on call to remove cars from the scheduled work areas. Inability of crew to perform work may result in added mobilization charge. In the event SAE is unable to complete the contract work due to vehicles and obstructions within the work area additional mobilizations charges will apply and be billed at the following rates per crew. Asphalt Repair Crew, \$1,500.00 Asphalt Paving Crew, \$4,800.00 Concrete Crew \$2,500.00, Sealcoating Crew \$1,500.00.

Asphalt Over-Run: The owner agrees to pay for asphalt over-run at a rate of \$165.00 per ton. Asphalt leveling will be billed at a rate of \$195.00 per ton in areas of excessive leveling of depressed asphalt areas as may be required to improve existing slope or grade.

Work Hours: Work to be completed during the week (Monday-Friday) during the hours of 7A.M. & 6 P.M. excluding holidays unless otherwise clearly stated in the proposal, night, weekend, holiday, work available at an additional cost if work is required to be completed during a night, weekend, holiday schedule.

Warranty: Warranty period (12) months on workmanship and materials to commence upon date of substantial completion of work subject to payment in full of contracted work. SAE will not honor the warranty unless payments are made in full. Warranty subject to scope of work warranty statements.

Job Site Barricades: cones, and or caution tape are not to be removed for the duration of the project. SAE will not be liable for the removal of barricades/cones/caution tape by others while work is in progress, areas of ongoing work, and closed off sections or segments of work. SAE will not be liable for anyone who disrespects traffic control devices and walks or drives on wet or uncured sealer, concrete, or painted surfaces causing damage to any adjoining surfaces, persons, or property damage.

Landscaping: Tree & vegetation removal to gain access to the work area and restoration of sod adjacent to performed work to be done by others.

Utilities: SAE will not be responsible for damage to underground utilities such as buried sprinkler lines, utility service lines i.e., power, water, sewer, catv, etc. that are not properly identified, or clearly marked by utility locates and set to required depth by code inclusive of areas closely adjoining to proposed work area. Any known service lines are to be re-located or removed by others prior to the commencement of work.

Permits: Construction permits costs and fees are not included unless otherwise specified. Permit procurement will be an added cost of \$785.00 per permit. Permit procurement is inclusive of application support, notary, 1 Submission, municipal review monitoring and up to (3) visits to municipal depts. to address revisions, additional required municipal visits/revisions will be charged at a rate of \$100.00 per municipal visit or submitted revision. Inspections to finalize approved permits are inclusive. The actual cost of the permit fee assessed by the governing agency will be an added charge and inclusive of the final permit procurement invoice. Any additional work required by such a permit will be an additional charge above and beyond the original contract price. In the event a customer or authorized representative instructs SAE to proceed without the required permits. Should the customer determine not to proceed with a

Proposal: Cutler Cay Signs Re-adjustment

submitted permit due to unwillingness to comply with municipalities requirements. The customer agrees to pay the permit procurement fee and re-imburse any permit processing fee and related costs incurred by SAE.

Site Plans/Surveys: The owner or authorized representative will provide 2 copies of current site plans/surveys for permitting purposes. In the event a customer cannot provide the required survey or site plan for permitting purposes. SAE can provide needed professional services to include surveying and engineering services as an added charge.

A.D.A.: SAE makes no claim to the local, state, or federal guidelines on ADA compliance of existing surfaces or any upgrades of A.D.A. elements present within the property boundary. SAE recommends that a Civil Engineer/Architect be retained for ADA compliance.

Payment Terms: Payments shall be made in accordance with the agreed to and accepted payment terms.

Contract Price: All prices quoted are valid for 30 days from the date of this proposal. Due to price fluctuations and market volatility in material costs. SAE reserves the right to withdraw the proposal or revise contract pricing at any time prior to commencement of work or in the event permitting delays occur beyond (90) days.

Change orders approved by the property owner, the authorized representative will be invoiced as an added charge above and beyond the contract price. All change orders shall be paid upon execution thereof and not be a cause of delay in payment of original contract sum. Original contract amount & change orders must be paid prior to performing punch list items (subject to 10% customer retainage). Unpaid balances past due 30 days from date of receipt and will be subject to a monthly interest rate charge of 1.5% monthly / 18% annually.

In the event an owner/authorized representative wishes to cancel the project for any reason prior to commencement of contracted work, any deposits received will be returned to the customer and be subject to 20% deductions of contracted price and added charges related to purchased materials, fees associated with site plans, surveys, procurement, permit fees & any expenses as may have been incurred by SAE.

Should a collection agency or attorney be retained to collect any amount due under the term of this contract, purchaser agrees to pay collection costs, attorney's fees and related costs as may be applicable. In any dispute associated with this agreement between the client and Southern Asphalt Engineering, the prevailing party shall be entitled to reasonable attorney's fees and costs inclusive of collection agency fees. The venue shall be Miami Dade County, Florida.

Exclusions: This proposal excludes the following unless expressly stated in this proposal. as-builts, surveys, architectural drawings, engineer site plans, engineering, layout, material testing, permits, staking, (manhole, catch basin, frame and grate, and water valve adjustments or repairs), riser rings, utility meter boxes, wired detector loops, ID badges, biometrics, background checks, special pay wages, and or bond requirements unless expressly implied. The hiring party is responsible for any of the above items which may be required. Should these services be provided by this contractor any additional charges will be assessed accordingly upon prior customer approval.

No account representative, sales agent, or any other employee of SAE Inc., customer or customer representative shall have the authority to waive or modify any terms and conditions of this agreement nor deviate from the specifications and terms set forth herein. No verbal representations expressed or implied can be relied on and will not supersede the terms and conditions of the written specifications set forth. Any change, alteration, or deviation from the specifications as set forth in the proposal, which involve additional charge or cost, will only be permitted upon written confirmation via Change Order.

This proposal including all terms and conditions, shall become a legally binding attachment to any contract entered and between SAE and the financially responsible party for which the work is being performed. All provided terms will not be excluded or superseded by any other contract or riders.

Attachments

Please click any of the links below to view and print all documents.

Company Attachments

[About Southern Asphalt Engineering Inc.](#)

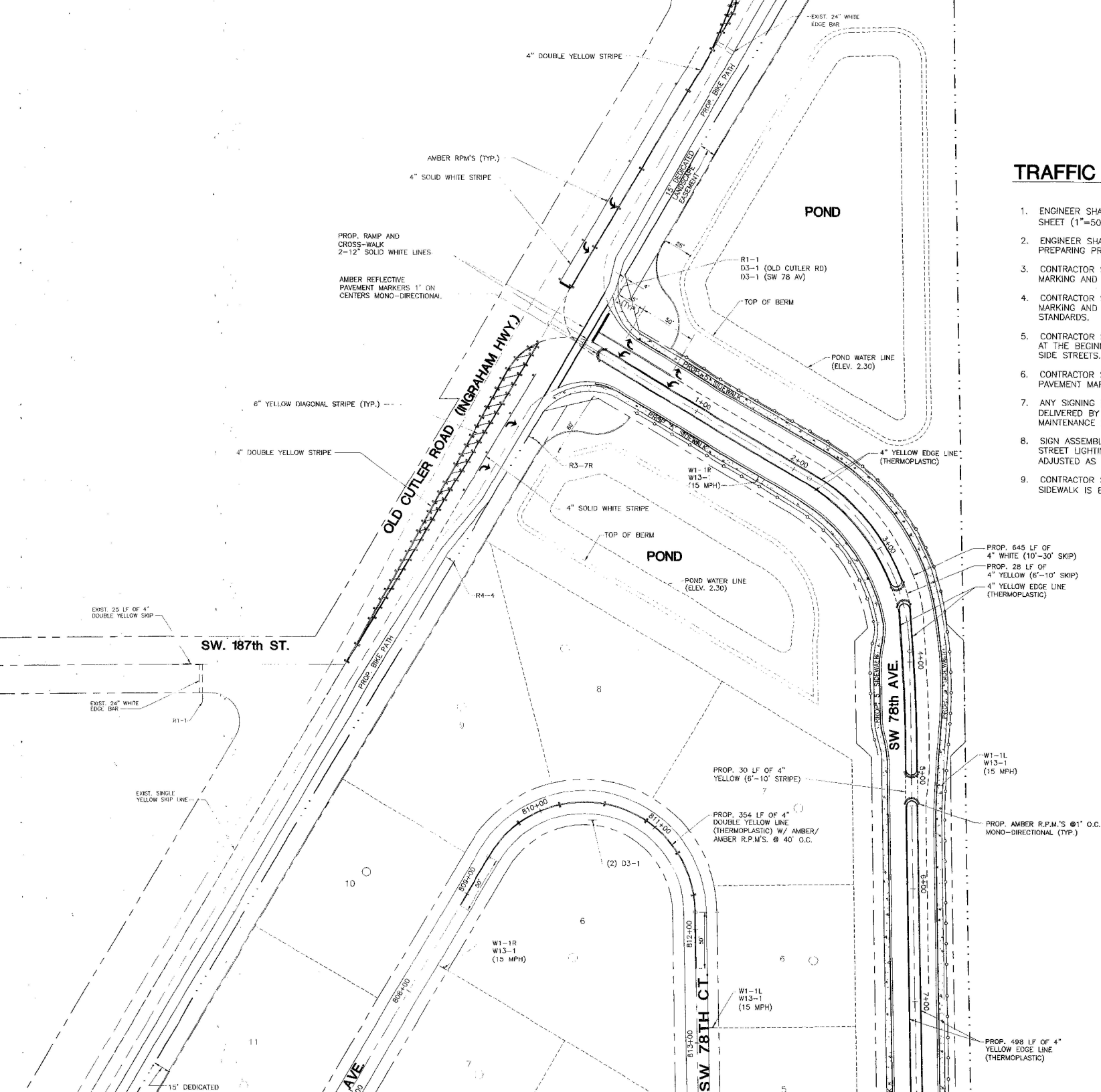
[Liability, Workers Comp & Auto Ins.](#)

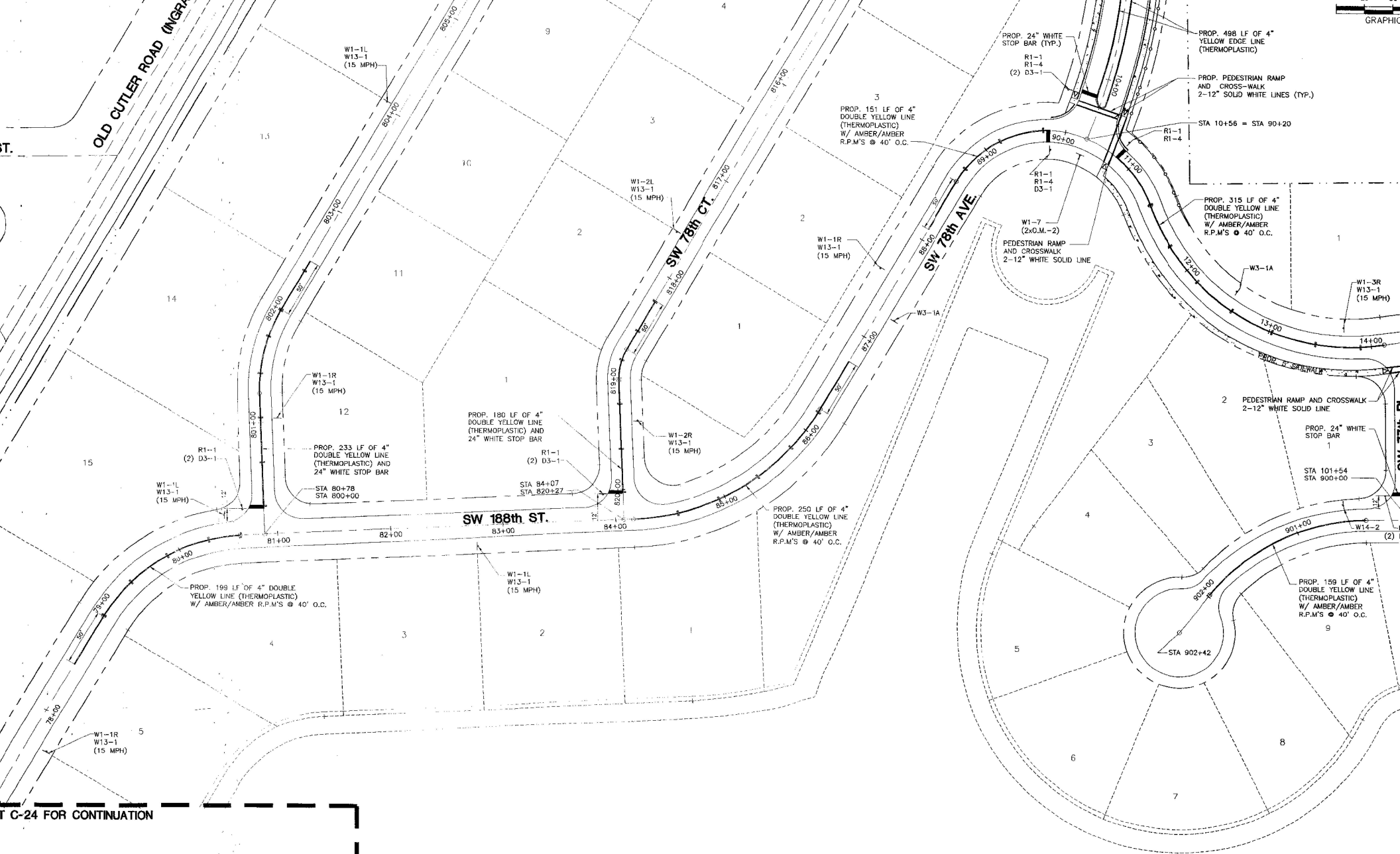
[W-9 Form](#)

Cutler Cay CDD Entrances Striping Project		
Headley Construction Group	Pavement Striping Corp.	Southern Asphalt Engineering
Thermoplastic striping for white and yellow lanes, traffic arrows and stop bars on both entrances of the community. Work to be done as per the traffic plans, and following District Engineer specific instructions.		
\$11,710.50	\$10,438.50	\$8,216.50

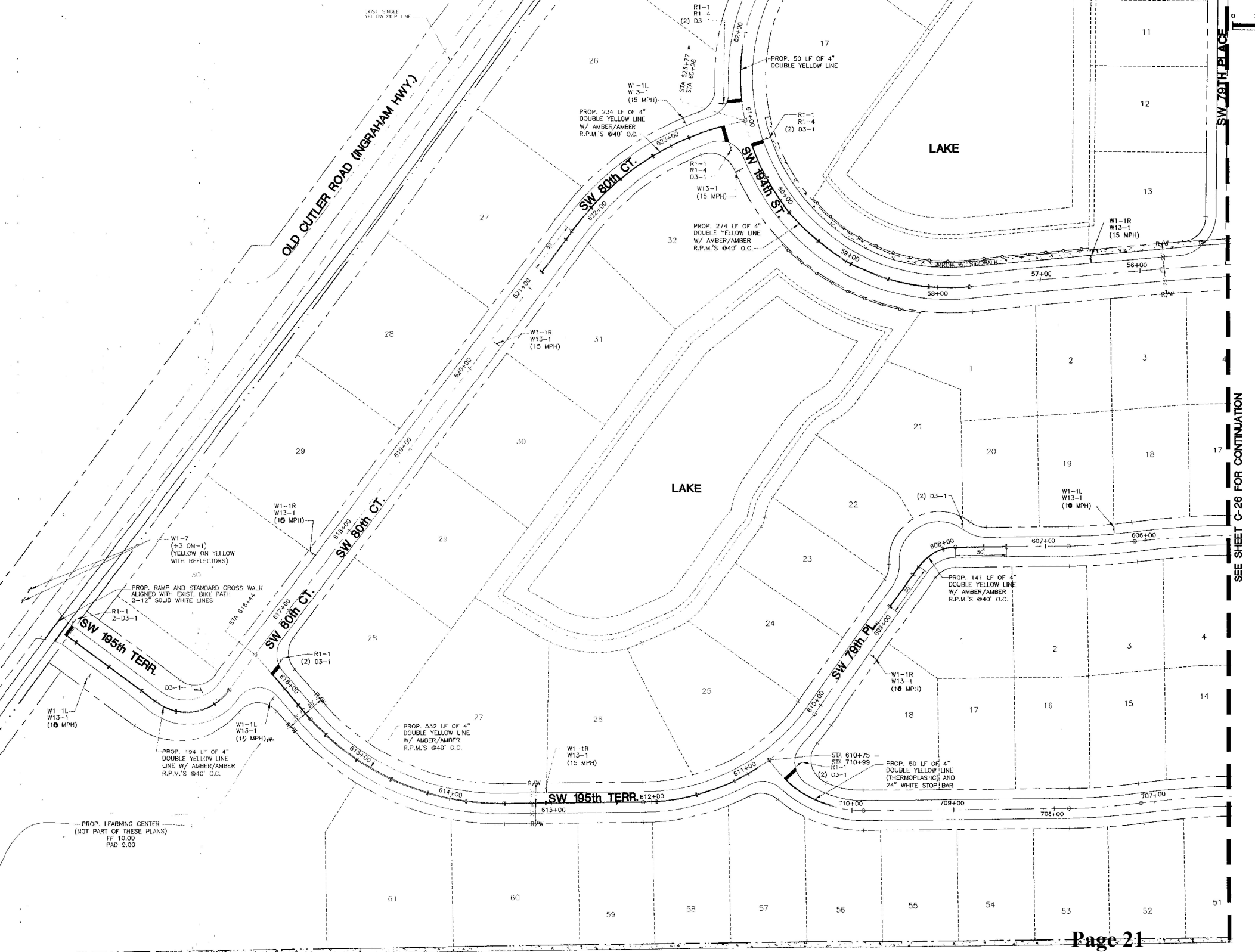
TRAFFIC GENERAL NOTES & CONDITIONS

- ENGINEER SHALL PREPARE SIGNING & PAVEMENT MARKING PLANS IN A SEPARATE SHEET (1"=50' SCALE MINIMUM)
- ENGINEER SHALL VISIT SITE & VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING & PAVEMENT MARKING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKING AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKING AND SIGN AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REFLECTIVE PAVEMENT MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PEDESTRIAN RAMPS WHERE SIDEWALK IS EXISTING OR PROPOSED (ADA-PWM).





ST C-24 FOR CONTINUATION



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 (Y/Y) 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



Date	Estimate #
2/3/2025	3916

Project
7755 SW 192 ST

<p>NOT INCLUDED: Payment or Performance bond test</p> <p>INCLUDES: Labor and Equipment</p> <p>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.</p>	<div style="border: 1px solid black; padding: 5px; text-align: center; width: 150px; margin: 0 auto;"> Total </div> <div style="text-align: center;"> Signature </div>
---	--

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



Date	Estimate #
2/3/2025	3916

Project
7755 SW 192 ST

<p>NOT INCLUDED: Payment or Performance bond test</p> <p>INCLUDES: Labor and Equipment</p> <p>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.</p>	<div style="text-align: center;"> <div>Total</div> <div>Signature</div> </div>
---	--

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



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

ESTIMATE

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 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 charge. 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

Thermoplastic Striping Proposal

Special District Services, Inc.

Ronald Galvis

Project:

Cutler Cay CCD



Your Pavement Professionals

Company Info



Southern Asphalt Engineering Inc.
13110 NW 14 Street
Miami, FL 33182

P: 305-667-8390
<http://www.southernasphaltengineering.com>

Contact Person

Jose Franco
CEO
franco@southernasphaltengineering.com
Cell: 305-970-1476
Office 305-667-8390 Ext 225

About Us

Your Partners in Asphalt Restoration & Maintenance!

Southern Asphalt Engineering, Inc. has proudly served South Florida since 1998. We are a full service Asphalt Pavement, Restoration, and Maintenance Contractor which provide a wide range of services, including Design, Construction, and Maintenance services for Commercial, Industrial, & Professionally Managed Commercial and Residential Properties.

We submit the following proposal detailing the requested scope of work we propose to perform for your consideration. Please feel free to contact us at any time should you have any questions in relation to the provided proposal.

Project Notes

1. This proposal is for the Thermoplastic Re-striping as per the provided lay-out in the quantities denoted below. Thermoplastic Striping is inclusive of the Main Entrance (North) & for the (South) side entrance.

Thermoplastic Traffic Striping

1. **New Lay-out and Thermoplastic Striping of asphalt pavement surface. Striping to be completed as per requested lay-out in the designated color(s) using D.O.T. approved Thermoplastic traffic paints.**
2. Thermoplastic Traffic Arrows (15)
3. 6" Thermoplastic Traffic Stripe (White)(Yellow) (3720) L.F.
4. 6" Thermoplastic Traffic Stripe (White)Skip Lines (190) L.F.
5. 24" Thermoplastic Traffic Stripe (White) (70) L.F.
6. **Southern Entrance Side**
7. 6" Thermoplastic Traffic Stripe (Double Yellow) (200) L.F.
8. Supply and installation of (12) RPM's using traffic grade epoxy or bituminous asphalt adhesives.

Map: Site Map



Notes:

Price Breakdown: Cutler Cay CCD



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on March 28, 2025. **Job Number:** 2025000246

Item	Description	Cost
1.	Project Notes	Included
2.	Thermoplastic Traffic Striping	Included
Total:		\$8,216.50

Authorization to Proceed & Contract

Authorization to Proceed & Contract:

ACCEPTED: Prices, specifications, terms, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified. Payment will be made as per the payment terms outlined. Upon acceptance, this proposal becomes a contract.

We understand that if any additional work is required above and beyond from that which is stated in this proposal/contract, it will be added to this contract, or performed under a new contract.

Acceptance

We agree to pay the total sum or balance in full 30 days after the completion of work.

I am authorized to approve and sign this proposal as per scope of work submitted. We agree to pay the total sum or balance in full upon completion of this project in accordance with the payment terms listed.

30% Upon Acceptance of Contract, 60% Upon Completion, 10% Upon Final Inspection.

Work will be scheduled upon receiving the signed proposal and payment of deposit.

Date: _____



Ronald Galvis | New Signs Installation Proposal
Special District Services, Inc.
2501 Burns Rd suite a
Palm Beach Gardens, Florida 33410
rgalvis@sdsinc.org
C: 786-503-1633
O: 786-503-1633

Jose Franco | CEO
Southern Asphalt Engineering Inc.
13110 NW 14 Street
Miami, FL 33182
E: franco@southernasphaltengineering.com
C: 305-970-1476
P: 305-667-8390 Ext 225
<http://www.southernasphaltengineering.com>

Contract Terms & Conditions

1. Weather: It is understood and agreed that all work is performed "weather permitting". If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please keep the work area closed and contact your project coordinator. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, any required touch up will be performed.

Sprinklers: Should be off 24 hours prior until 48 hours after service so as not to cause damage to any work performed. The surface must be dry upon our crew's arrival.

Informing of Work: It will be the property owner or property management company's responsibility for properly informing tenants and or residents of intended work areas and notifying any service providers such as landscapers, garbage companies, and vendors to avoid work area on the day work is to be performed. In the event of having to reschedule due to unforeseen conditions you must notify tenants, residents, and service providers of the change in schedule.

Vehicles: It is vital that all vehicles and obstructions are removed from the intended work area in a timely manner, no later than 7:30 a.m. to allow for the performance of contracted work unless agreed otherwise. If tow trucks service are required this needs to be arranged prior to the commencement of work and towing service must be on call to remove cars from the scheduled work areas. Inability of crew to perform work may result in added mobilization charge. In the event SAE is unable to complete the contract work due to vehicles and obstructions within the work area additional mobilizations charges will apply and be billed at the following rates per crew. Asphalt Repair Crew, \$1,500.00 Asphalt Paving Crew, \$4,800.00 Concrete Crew \$2,500.00, Sealcoating Crew \$1,500.00.

Asphalt Over-Run: The owner agrees to pay for asphalt over-run at a rate of \$165.00 per ton. Asphalt leveling will be billed at a rate of \$195.00 per ton in areas of excessive leveling of depressed asphalt areas as may be required to improve existing slope or grade.

Work Hours: Work to be completed during the week (Monday-Friday) during the hours of 7A.M. & 6 P.M. excluding holidays unless otherwise clearly stated in the proposal, night, weekend, holiday, work available at an additional cost if work is required to be completed during a night, weekend, holiday schedule.

Warranty: Warranty period (12) months on workmanship and materials to commence upon date of substantial completion of work subject to payment in full of contracted work. SAE will not honor the warranty unless payments are made in full. Warranty subject to scope of work warranty statements.

Job Site Barricades: cones, and or caution tape are not to be removed for the duration of the project. SAE will not be liable for the removal of barricades/cones/caution tape by others while work is in progress, areas of ongoing work, and closed off sections or segments of work. SAE will not be liable for anyone who disrespects traffic control devices and walks or drives on wet or uncured sealer, concrete, or painted surfaces causing damage to any adjoining surfaces, persons, or property damage.

Landscaping: Tree & vegetation removal to gain access to the work area and restoration of sod adjacent to performed work to be done by others.

Utilities: SAE will not be responsible for damage to underground utilities such as buried sprinkler lines, utility service lines i.e., power, water, sewer, catv, etc. that are not properly identified, or clearly marked by utility locates and set to required depth by code inclusive of areas closely adjoining to proposed work area. Any known service lines are to be re-located or removed by others prior to the commencement of work.

Permits: Construction permits costs and fees are not included unless otherwise specified. Permit procurement will be an added cost of \$785.00 per permit. Permit procurement is inclusive of application support, notary, 1 Submission, municipal review monitoring and up to (3) visits to municipal depts. to address revisions, additional required municipal visits/revisions will be charged at a rate of \$100.00 per municipal visit or submitted revision. Inspections to finalize approved permits are inclusive. The actual cost of the permit fee assessed by the governing agency will be an added charge and inclusive of the final permit procurement invoice. Any additional work required by such a permit will be an additional charge above and beyond the original contract price. In the event a customer or authorized representative instructs SAE to proceed without the required permits. Should the customer determine not to proceed with a

submitted permit due to unwillingness to comply with municipalities requirements. The customer agrees to pay the permit procurement fee and re-imburse any permit processing fee and related costs incurred by SAE.

Site Plans/Surveys: The owner or authorized representative will provide 2 copies of current site plans/surveys for permitting purposes. In the event a customer cannot provide the required survey or site plan for permitting purposes. SAE can provide needed professional services to include surveying and engineering services as an added charge.

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Attachments

Please click any of the links below to view and print all documents.

Company Attachments

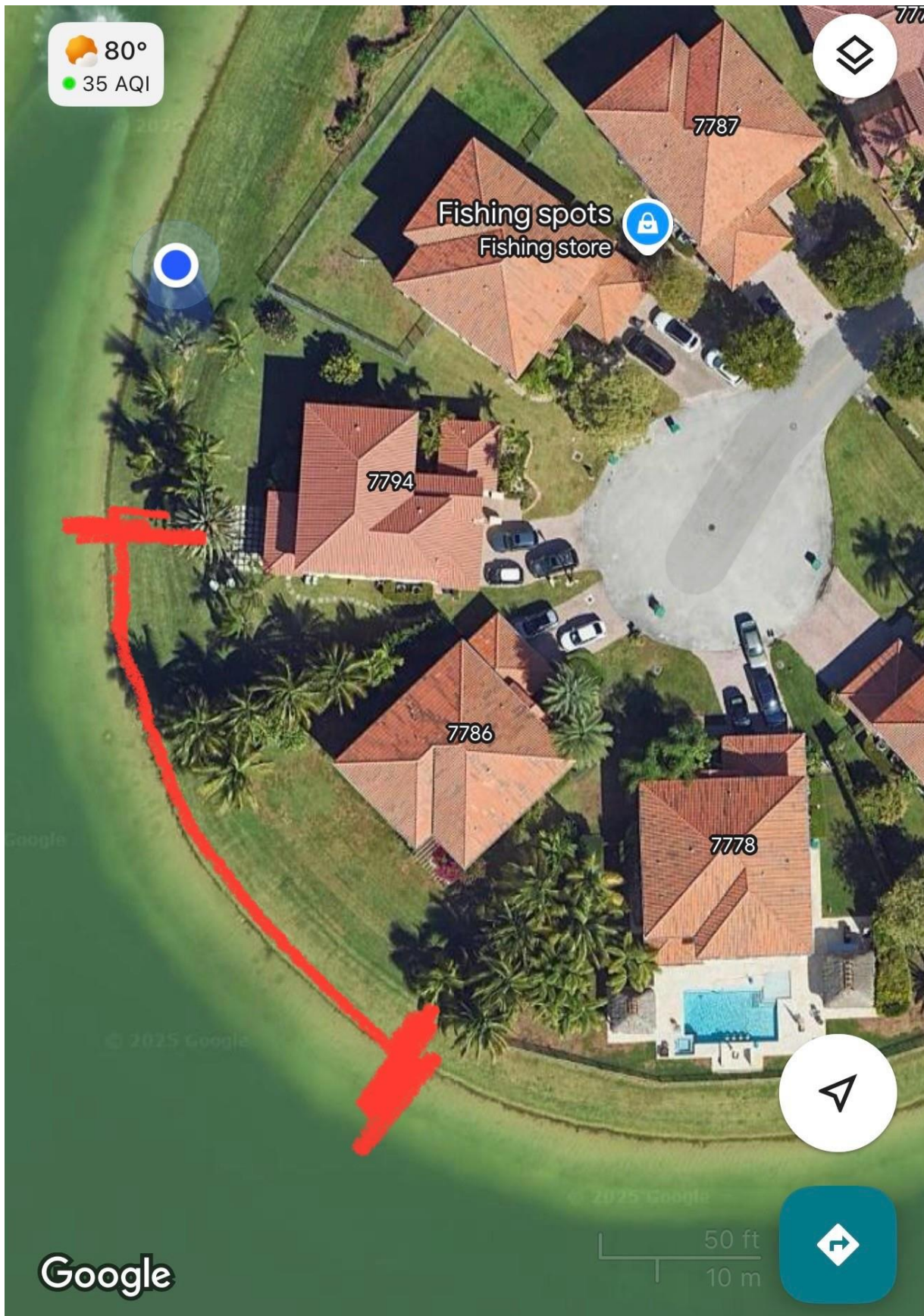
[About Southern Asphalt Engineering Inc.](#)

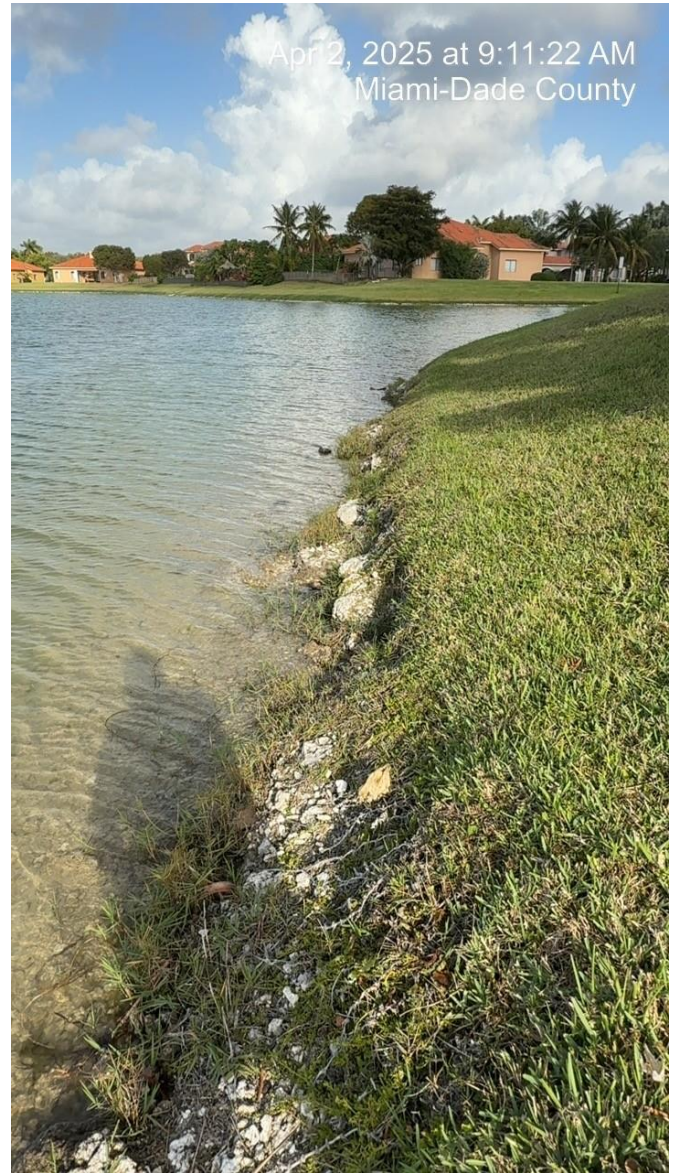
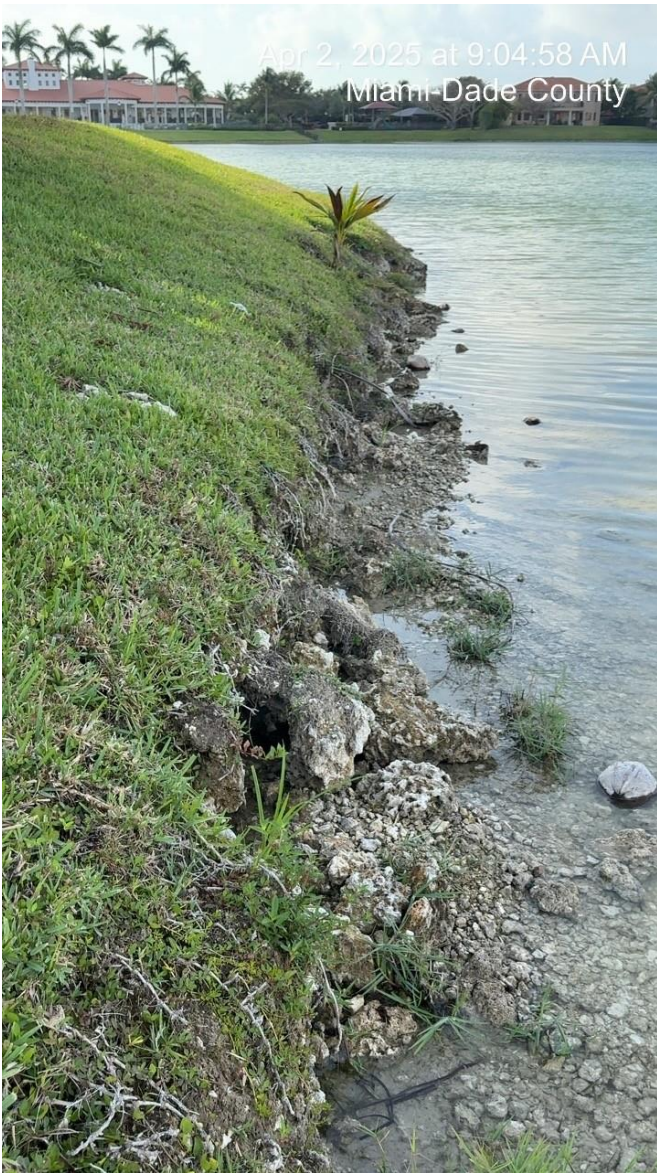
[Liability, Workers Comp & Auto Ins.](#)

[W-9 Form](#)

CC Shoreline behind Residences 7794 & 7786 SW 188th TER

(Landshore Presenting a Proposal for this)





<p align="center">Cutler Cay CDD Retention Wall Survey</p>		
Delta Mapping and Surveying	Haddone Land Surveyors	JHA Land Surveyors
Survey the four (4) retention wall areas with coordinate points.		
<i>Elevations Survey is not included in these proposals</i>		
\$4,200.00	\$13,900.00	\$5,200.00

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVENUE, SUITE 117
MIAMI, FLORIDA 33186
786-429-1024
Fax: 786-592-1152
Deltamapping@gmail.com.

March 11, 2025

Cutler Cay CDD
2501A Burns Road
Palm Beach Gardens, FL 33410

RE: CUTLER CAY CDD

ATTN: MR. RONALD GALVIS

Dear Mr. Galvis:

Outlined below is the cost and scope of work you requested, payable as specified below.

SCOPE OF WORK

SURVEY 4 WALLS WITH COORDINATE POINTS AND LENGTH TO
DETERMINE THEIR LOCATION

TOTAL COST	\$4,200.00
50% DEPOSIT	\$2,100.00
BALANCE UPON COMPLETION	\$2,100.00

PAYMENT TERMS

This agreement is between Delta Mapping and Surveying, Inc. and the addressee and payment is not contingent on payment from a third party unless other written agreements or guarantees are agreed to by both parties and attached hereto. No waiver shall, be construed as a modification or amendment to those payment terms unless expressly stated in writing by Delta Mapping and Surveying, Inc. Should at any time during the project the Client find it necessary to discontinue the services described above, or if the parties mutually decide to terminate this contract, the Client will compensate Delta Mapping and

Surveying, Inc. on a hourly basis for the percentage of work completed plus reimbursable expenses. Lump sum fees and fixed for a period of three months from the date of this proposal. If the work has not been initiated within this three month-period, Delta Mapping and Surveying, Inc. reserves the right to terminate or renegotiate this proposal. By acceptance of this proposal the signing person represents and warrants to the Surveyor, that it is authorized to enter and accept the proposal on behalf of Cutler Cay CDD.

If acceptable, a space is provided for an authorized signature. We will consider the return of the signed original letter as our legal contract and Notice to Proceed, by signing below I APPROVE AND ACCEPT this letter as a legal contract and read and agree to the payment terms set forth above.

By: _____ Date: _____

Authorized Signature

_____ Title:

Typed or printed name

On behalf of Delta Mapping and Surveying, Inc., I thank you for this opportunity to present this proposal for your consideration and look forward to your favorable response. If there is anything we can do to be of service in this or any other matter, please do not hesitate to contact me.

Waldo F. Paez

President

WFP/mp



PROPOSAL / AGREEMENT

March 14, 2025

SENT VIA: rgalvis@sdsinc.org

SUBMITTED TO:

Ronald Galvis
Cutler Cay Community Development District
2501 A Burns Rd,
Palm Beach Gardens FL

ABOUT:

Surveying Services for the project known as "**Old Cutler Estates**" located at Old Cutler Road & SW 74th Avenue.

Dear Mr. Galvis:

Pursuant to your request regarding a fee estimate for surveying and mapping services for the above referenced project. **HADONNE (HC)** is pleased to submit the following proposal for your consideration:

SCOPE OF SERVICES:

Prepare a single line Map of Boundary Survey of the areas outlined on the attached Exhibit "A".
No elevations will be taken as part of this scope of service.

DELIVERABLES:

A digitally signed and sealed PDF of the resulting Map of Survey for each one of the four locations as shown on the attached Exhibit "A".

TIME OF COMPLETION:

We have estimated three calendar weeks to submit a preliminary survey and three weeks for the final submittal.

SCHEDULE OF FEES:

The professional compensation to perform this project shall be a lump sum fee of **\$ 13,900** and the invoice shall be due upon completion of the project.

PROJECT AREA, LENGTH, SIZE AND LOCATION:

See attached (**Exhibit "A"**).

By signing below, I APPROVE AND ACCEPT this letter as a legal contract and read and agree to the payment terms as set forth above.

By: _____
(Authorized Signature)

Title: _____

(Typed or printed name)

Date: _____

I thank you for this opportunity to present this proposal for your consideration and look forward to your favorable response. In the interim, if there is anything we can do to be of service in this or any other matter, please do not hesitate to call me directly at +1(305) 266-1188.

Respectfully,

Abraham Hadad, PSM
President

TERMS AND CONDITIONS

2025 HOURLY RATES:

Survey Field Crew 3 Man (8 HR Day)	\$1,700.00 per Day
Survey Field Crew 2 Man (8 HR Day)	\$1,500.00 per Day
CADD Technician	\$105.00 per Hour
Survey Technician	\$125.00 per Hour
Senior Surveyor & Mapper (Principal)	\$180.00 per Hour
Surveyor & Mapper	\$150.00 per Hour
Expert Witness	\$200.00 per Hour
Utility Coordinator	\$170.00 per Hour
EM Locating Crew	\$170.00 per Hour
Two Man GPR and Locating Crew	\$220.00 per Hour

QUALIFICATIONS:

County and / or Municipality Fees are not included in this Proposal and are the Client's responsibility. Rule of Law: All field and office efforts in connection with this project will be performed in strict accordance with the applicable provisions of the "Minimum Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J17-05 Florida Administrative Code. Requests for service not specifically enumerated in this Proposal will be addressed via separate response if so required and an additional charge will apply per HC's hourly rates for calendar year 2025, which are set forth in the "Estimate Fee" section of this Proposal. Our ability to perform is and will be completely influenced by the Client's ability to make the site available and to eliminate all conditions that may interfere with HC's ability to furnish services, and weather conditions. HC will require 24-hour prior written notice before fieldwork can be performed. This notice should be sent via email to HC.

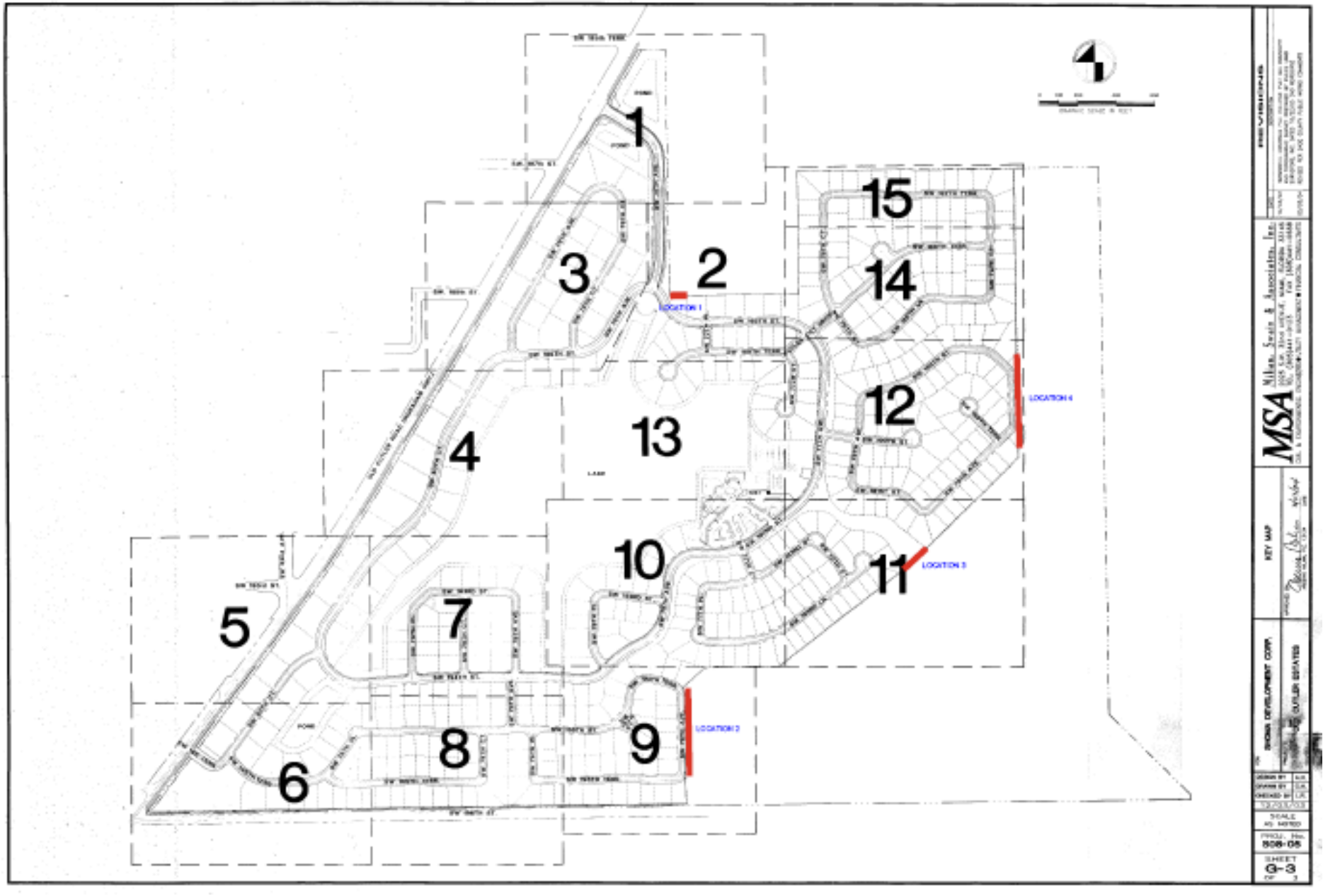
SUBSURFACE UTILITY ENGINEERING (S.U.E.):

The client should be aware that GPR Technology is not 100% accurate. Depending on factors such as and not limited to soil type, soil moisture, size of underground utility, type of underground utility, depth of underground utilities; some utilities may not be detected by GPR. GPR will detect the presence of the utility but not the type. HC will do its best to identify the type of utility, but it may occur that some detected utility remains unidentified. Area to be located with GPR should be clean without mayor vegetation, debris or any structure that may prevent the use of the equipment. Cleaning, removing of debris or vegetation is not included in this proposal.

PAYMENTS TERMS:

Payment is due for HC's completion of each task UPON RECEIPT of HC's Invoices. It is understood that this agreement is between HC and the Client. HC's failure to strictly enforce any provision in this Proposal shall NOT be construed as a modification or amendment of the Proposal's terms, specifically these payment terms, unless otherwise agreed to in writing by HC. HC's receipt of this Proposal, signed by Client, constitutes Client's acceptance of these terms, and HC's Standard Terms and Conditions (collectively the "Contract"), which is attached and incorporated by reference as if fully set forth here. The Client's signature shall also constitute a notice for HC to proceed with its Scope of Services. In the event HC is required to enforce any terms of the Contract, Client agrees to pay to HC all reasonable attorneys' fees and costs incurred, whether suit is filed or not, including attorneys' fees on appeal. Past due payments under this Proposal are subject to a 1.5% interest per month. For special consideration, the Client agrees that HC's liability for this Project, irrespective of the cause, shall be limited to the amount of the Professional Fees Client pays to HADONNE CORP. Both HC and the Client may terminate this Proposal after ten (10) days' written notice, and upon the Client's payment to HC of all outstanding fees and expenses incurred by HC through the date of such written notice.

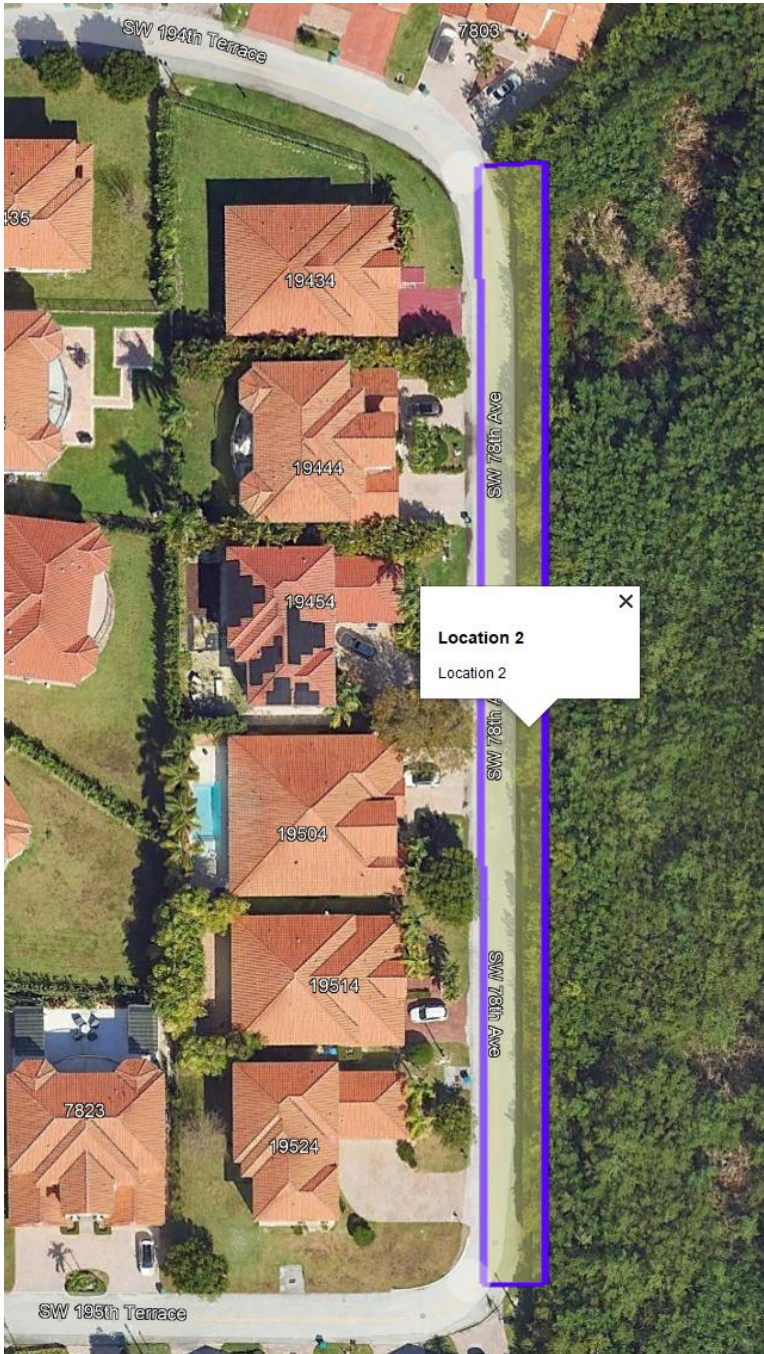
EXHIBIT "A"





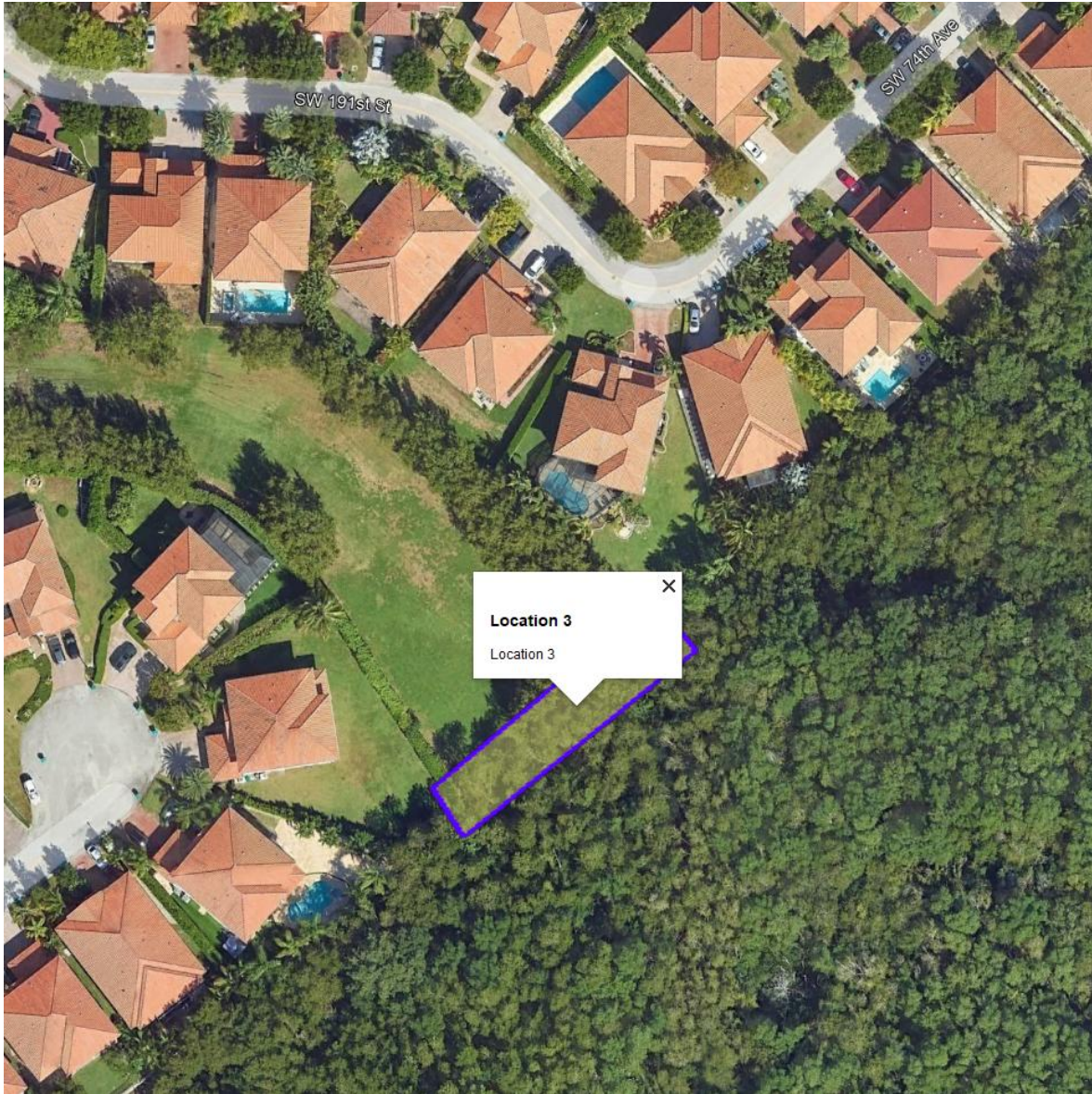
LOCATION 1:

To establish the location of the existing retention in reference to the Subdivision Plat Boundary, HC will locate sufficient boundary points to provide accurate ties to the face of the retention wall.



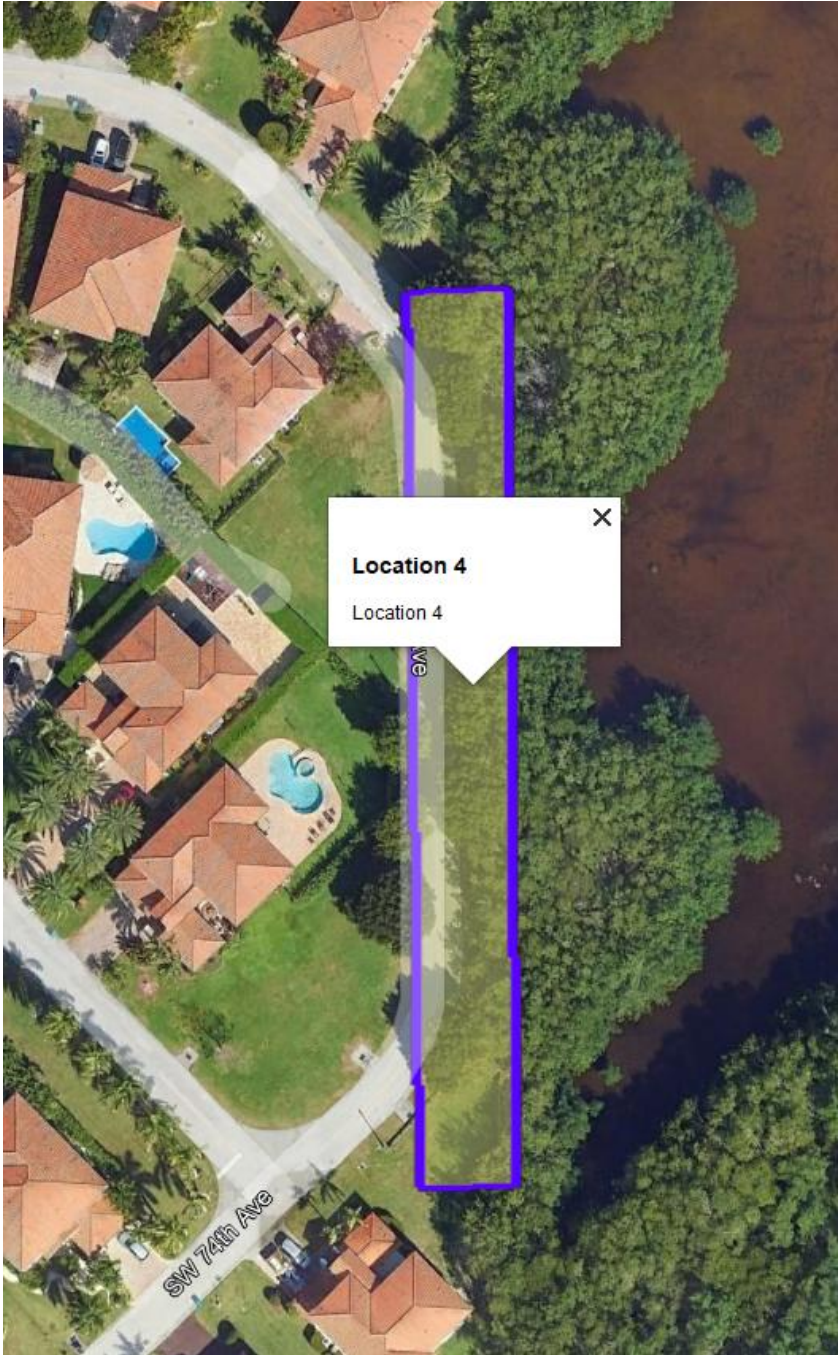
LOCATION 2:

To establish the location of the existing retention in reference to the Subdivision Plat Boundary together with the Centerline of 78th Avenue, HC will locate sufficient boundary points to provide accurate ties to the face of the retention wall.



LOCATION 3:

To establish the location of the existing retention in reference to the Subdivision Plat Boundary, HC will locate sufficient boundary points to provide accurate ties to the face of the retention wall.



LOCATION 4:

To establish the location of the existing retention in reference to the Subdivision Plat Boundary together with the Centerline of 74th Avenue, HC will locate sufficient boundary points to provide accurate ties to the face of the retention wall.



Date: 03/18/2025

Proposal Number 2025-1089

Client: **CUTLER CAY CDD**
Ronald Galvis
(786)503-1633
rgalvis@sdsinc.org

Project Description: Prepare Specific purpose survey

Project location: Cutler Cay– See Exhibit “B”

Dear Ronald,

Thank you for giving J. Hernandez and Associates Inc. the opportunity to present this survey proposal.

A. Scope of work:

This Specific purpose survey includes:

- a. Show existing retaining walls and property line of subject area
- b. Elevations are **not** included in the survey

B. Deliverables

- JHA, will provide survey electronically signed and sealed
- JHA, will provide survey drawing in CAD format.
- JHA, will provided survey in State plane coordinates
- JHA, will provide (3) signed and sealed hardcopies of the resulting survey if required.



C. Time of Completion:

- JHA, the time frame to complete this survey will be **5 business days** from your acceptance of this proposal.

D. Fee:

The fee to prepare Specific purpose survey for location 1	\$1,400
The fee to prepare Specific purpose survey for location 2	\$ 1,200
The fee to prepare Specific purpose survey for location 3	\$1,400
The fee to prepare Specific purpose survey for location 4	\$ 1,200

Total Survey Cost : **\$5,200**

All other survey services, if necessary, will be charged to the below stipulated rates.

Exhibit "A"

Survey Field Crew	\$250.00/Hr
Professional Land Surveyor	\$250.00/Hr
Project Surveyor	\$175.00/Hr
Survey/CADD Technician	\$150.00/Hr

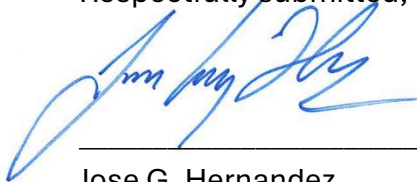


We appreciate the opportunity to provide you this survey proposal.

If the proposal is satisfactory, please execute and email it to us at your earliest convenience.

If you have any questions, please feel free to contact us.

Respectfully submitted,



Jose G. Hernandez
President
J. Hernandez & Associates, Inc.
P.S.M. No. 6952 State of Florida

Accepted by: _____

Name

Signed By: _____

Name: _____

Title: _____

Date: _____

****Signer must be a Company officer**



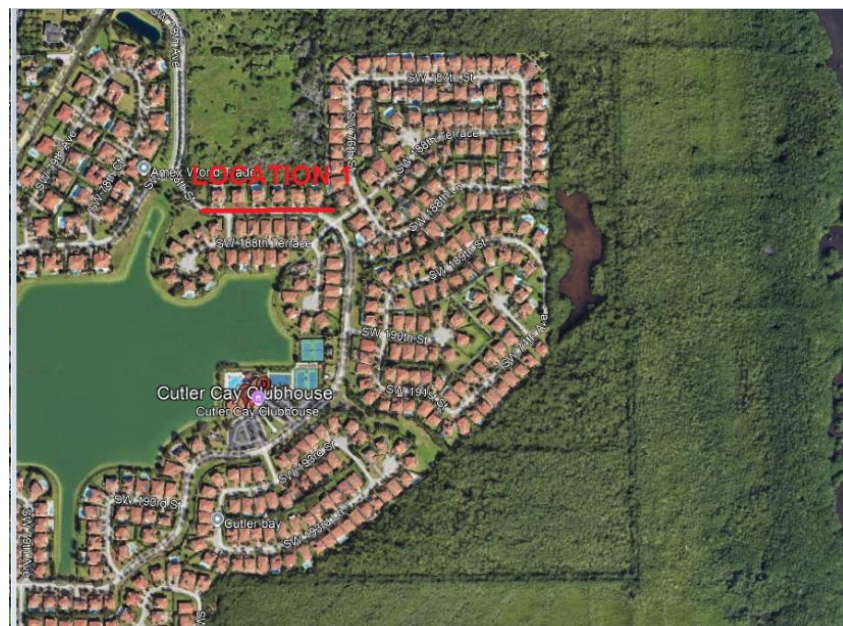
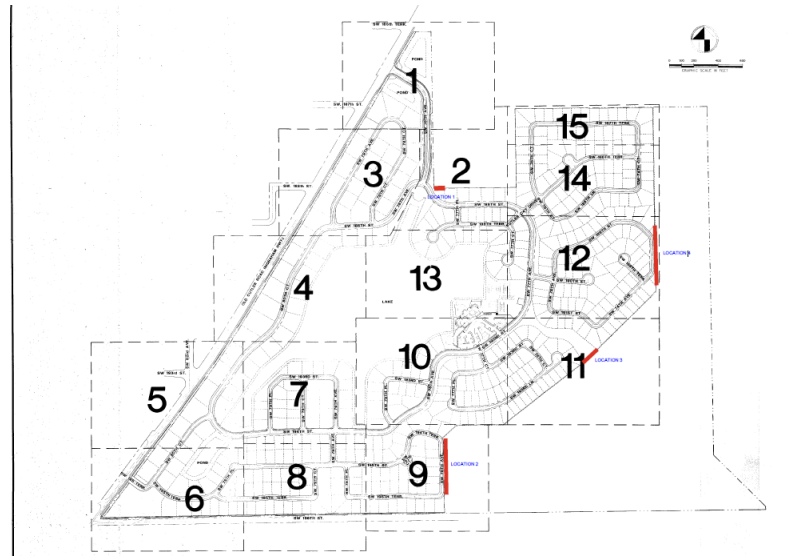
TERMS AND CONDITIONS

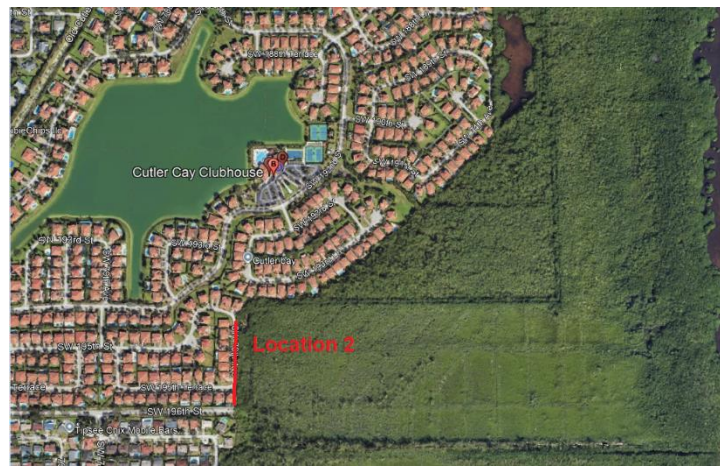
- A. **Invoices** will be submitted by JHA to the CLIENT every four weeks for services performed and expenses incurred pursuant to this Agreement during the prior billing period. Payment of such an invoice will be due upon presentation. Lump sum contracts will be invoiced on a percentage completion basis. Time and Materials contracts will be invoiced in accordance with our current professional services fee schedule as seen on “**Exhibit A**” attached. If the services under this Agreement continue for a period of more than one (1) year from the notice to proceed, CONSULTANT shall be entitled to renegotiate an increase in its fee relative to this Agreement. In the event of any dispute concerning the accuracy of content of any invoice, the CLIENT will within ten (10) days from the date of said invoice, notify JHA in writing stating the exact nature and amount of the dispute. Any invoice that is not questioned within ten (10) days shall be deemed due and payable. In the event an invoice or portion of an invoice is disputed within ten (10) days, CLIENT shall be obligated to pay the undisputed portion of the invoice promptly. If CLIENT fails to make any payment due to JHA for services and expenses within forty-five (45) days from the date of the invoice, the amount stated in the invoice shall then accrue interest at the maximum legal rate. JHA may suspend services under this Agreement until the account has been paid in full. There will be a fee charged for suspended work, which will be negotiated when work is resumed. In the event any invoice or any portion thereof remains unpaid for more than sixty (60) days following the invoice date, JHA may, following ten (10) days prior written notice to CLIENT, initiate legal proceedings to collect the same and recover, in addition to all amounts due and payable, including accrued interest, its reasonable attorneys’ fees and costs.
- B. **Re-use of Documents:** All original documents, including, but not limited to, surveys, drawings, sketches, specifications, maps, as-built drawings, reports, test reports, cad files, field notes, etc., that result from JHA’s services pursuant or under this Agreement become the sole property of Client.
CLIENT may, at their expense, obtain a set of copies of any maps and/or drawings prepared for them by JHA, in consideration of which CLIENT agrees that no additions, deletions, changes or revisions shall be made to same without the express written consent of the JHA. Any re-use without written verification of adaptation by JHA mandates that CLIENT indemnify and hold JHA harmless from all claims, damages, losses and expenses, including, but not limited to, attorney’s fees, arising out of or resulting there from.
- C. **Performance:** JHA shall not be considered in default in performance of its obligations hereunder if performance of such obligations is prevented or delayed by acts of God or government, labor disputes, failure or delay of transportation, subcontractors, or any other similar cause or causes beyond the reasonable control of JHA. Time of performance of JHA’s obligations hereunder shall be extended by time period reasonably necessary to overcome the effects of such force majeure occurrences.
- D. **Professional Standards:** All work performed by JHA shall be in accordance with its professional standards and in accordance with applicable government regulations. JHA shall endeavor to obtain all governmental approvals contemplated under this Agreement. However, JHA does not warrant or represent that any government approval will be obtained. Unless the Scope of Services of this Agreement includes an investigation into the applicable land use, zoning and platting requirements for the Project, JHA shall proceed on the assumption that the Project as presented by CLIENT, is in accordance with applicable governmental regulations.
- E. **Termination:** In event of a material failure by the other party to perform in accordance with the terms of this Agreement, this Agreement may be terminated by providing the breaching party written notice which shall clearly set forth the material breach and provide five (5) business days to cure. For the purpose of this Agreement, the failure to pay any invoice submitted by JHA within sixty (60) days of the date of said invoice shall be considered a material breach on behalf of CLIENT. In the event of any termination, JHA shall be paid for all services rendered to the date of termination including all reimbursable expenses. CLIENT may terminate this Agreement for convenience upon twenty (20) business day notice to JHA, payment for all services rendered to the date of termination and ten (10) percent of JHA’s remaining fee.
- F. **Liability:** JHA is protected by Professional Liability Insurance and by General Liability Insurance and will furnish certificates of insurance upon request. JHA agrees to hold CLIENT harmless from loss, damage, injury or liability arising solely from the negligent acts or omission of JHA, its employees, agents, subcontractors and their employees and agents, but only to the extent that the same is actually covered and paid under the foregoing policies of insurance.
- G. **Litigation:** In the event litigation in any way related to the services performed hereunder is initiated between JHA and CLIENT, the non-prevailing party shall reimburse the prevailing party for all of its reasonable attorney’s fees and costs related to said litigation. This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Florida. The venue for any litigation shall be Miami-Dade County, Florida.
- H. **Deliveries & Special Handling:** Federal Express handling and special orders will be invoiced to the Client as direct charges. Hand deliveries requested by the CLIENT and performed by JHA will be invoiced at a rate of \$25 per hour



Exhibit B

Cutler Cay







Suarez & Fence Service Corp.

1723 W 37 St. #12 • Hialeah, FL 33012

Phone: 954.235.5599

Fax: 305.822.0973

Email: suarezfence@att.net

LIC# 09BS00246

CONTRACT

CUSTOMER'S NAME		DATE	
CUTLER CAY CDD		4/2/25	
STREET	CITY	STATE	ZIP
19528 SW 8 CT	Century Bay	FL	33157
HOME PHONE	CELL PHONE	FAX #	BUSINESS PHONE
786-503-1633			

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

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
	YES NO
P.T. Pine Posts	Post Spacing
P.T. Pine Stringers	Steel Gate Frame(s)
	Galv. Vinyl
Walk Gates	Double Drive Gates
W. Gate Post	D. Gate Post

ORNAMENTAL			
Manufacturer	Style	Steel	Aluminum
SF	C	C	Alumi
Overall Length	Overall Height	Picket Size	Picket Spacing
161	6	1"	33 1/4
Line/Term Post	Post Spacing	Walk Gate	W. Gate Post
3x3	6	—	—
Fence Color	Options	Drive Gate	D. Gate Post
Bronze	C	C	C

FENCE TO BE INSTALLED AT:

6 FT

Existing Driveway

AUGER ACCESS	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Part	FT. ACC.	TEMP FENCE	<input type="checkbox"/> Y <input type="checkbox"/> N	FT. HT.	SELF CLOSER(S)	<input type="checkbox"/> Y <input type="checkbox"/> N	TYPE:	
PRICE INCLUDES ADDITIONAL CHARGE FOR DIRT PILE REMOVAL		<input type="checkbox"/> Yes <input type="checkbox"/> No	INITIALS REQUIRED: CUSTOMER		SALES REP.				
FENCE LINE VISUALLY CONFLICTS WITH EXISTING SPRINKLERS		<input type="checkbox"/> Y <input type="checkbox"/> N	INITIALS REQUIRED: CUSTOMER		SALES REP.				
PROPERTY PINS FOUND		<input type="checkbox"/> Rl. F. <input type="checkbox"/> Rl. R. <input type="checkbox"/> Lt. F. <input type="checkbox"/> Lt. R. <input type="checkbox"/> Other	CUSTOMER TO CLEAR FENCE LINE		<input type="checkbox"/> Y <input type="checkbox"/> N				
# CORE DRILLS		WATER:	<input type="checkbox"/> Y <input type="checkbox"/> N	HOSE REQ	ELECTRIC	<input type="checkbox"/> Y <input type="checkbox"/> N	CORD REQ	ASPHALT	<input type="checkbox"/> Y <input type="checkbox"/> N
TAKE DOWN EXIST.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Part	TYPE/FOOTAGE:		HAUL AWAY:		<input type="checkbox"/> Yes <input type="checkbox"/> No		
CONCRETE FOOTING		X	HOMEOWNER'S ASSOC. LETTER REQ:		<input type="checkbox"/> PRIOR TO PERMIT <input type="checkbox"/> PRIOR TO INSTALLATION				

SPECIAL INSTRUCTIONS	
NEW Fence Aluminum 6 FT High Bronze Traupunto Inlay Survey and Costo Permit	
OPTION "B"	PROPOSAL/CONTRACT SALE PRICE
CONTRACT PRICE	12,300.00
PERMIT Inlay	1,500.00
TOTAL	13,800.00
LESS DEPOSIT	6,830.00
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.

APPROVED AND ACCEPTED DATE

CUSTOMER'S SIGNATURE

SALES REP.

Upon signing by purchaser, this become a binding contract

Santiago Suarez

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Cutler Cay Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 16, 2025 at : p.m. in The Cutler Cay Community Clubhouse, 7755 SW 192nd Street, Cutler Bay, Florida 33157, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 14th day of April, 2025.

ATTEST:

**CUTLER CAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cutler Cay
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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

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	952,910
Debt Assessments - 2014 Refunding	773,141
Loan Assessments - Restoration Project	0
Other Revenues	0
Interest Income	2,400
Total Revenues	\$ 1,848,152
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	\$ 900,500
TOTAL EXPENDITURES	\$ 1,016,018
REVENUES LESS EXPENDITURES	\$ 832,134
2021 Bond Refinancing Payments	(726,753)
Balance	\$ 105,381
County Appraiser & Tax Collector Fee	(35,127)
Discounts For Early Payments	(70,254)
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

	FISCAL YEAR 2025/2026 BUDGET
MAINTENANCE EXPENDITURES	
Contingency/Reserve	100,000
Lakes Maintenance	10,000
Roads Maintenance/Reserve	90,000
Stormwater Drainage Maintenance/Reserve	58,000
Stormwater Drainage Repairs Project (Phase II)	175,000
Contingency Item For DERM's Drainage Requests	100,000
Field Operations	12,000
Traffic Enforcement	10,000
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/Reserve	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	\$ 900,500

DETAILED PROPOSED 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
Administrative Assessments	109,279	111,781	119,701	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	742,571	721,164	952,910	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	\$ 1,848,152	
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	\$ 900,500	
TOTAL EXPENDITURES	\$ 703,048	\$ 788,333	\$ 1,016,018	
REVENUES LESS EXPENDITURES	\$ 1,142,842	\$ 818,953	\$ 832,134	
2021 Bond Refinancing Payments	(739,187)	(726,753)	(726,753)	2026 Principal & Interest Payments
Balance	\$ 403,655	\$ 92,200	\$ 105,381	
County Appraiser & Tax Collector Fee	(16,334)	(30,733)	(35,127)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(61,322)	(61,467)	(70,254)	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	58,000	Four Year Sinking Fund Recommended By Engineer-Plus Maintenance
Stormwater Drainage Repairs Project (Phase II)	61,988	0	175,000	Projected Costs
Contingency Item For DERM's Drainage Requests	0	120,000	100,000	Amount Split Out From Contingency/Reserve Line Item
Field Operations	12,000	12,000	12,000	\$1,000 Per Month
Traffic Enforcement	0	0	10,000	Miami-Dade Police Department
Water Features Maintenance (Southern Entrance/Exit)	25,343	30,000	35,000	\$5,000 Increase From 2024/2025 Budget
Sidewalk Maintenance/Repairs	17,864	15,000	18,000	\$3,000 Increase From 2024/2025 Budget
Engineering/Inspections	45,886	45,000	50,000	Developer Advance Liability Entry - 2023/2024
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/Reserve	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	Davis Environmental Contract-Permitting, Vegetation Trimming & Mitigation
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	\$ 900,500	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	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	\$ 1,886.96
	Restoration Project Loan	\$ -	\$ 295.82	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>	<u>\$ 1,472.84</u>
	Sub-Total For Lot Size 60	\$ 3,441.21	\$ 3,441.21	\$ 3,122.24	\$ 3,596.84
75	Administrative	\$ 195.83	\$ 202.10	\$ 221.35	\$ 237.04
	Maintenance - Operating	\$ 1,772.54	\$ 1,470.45	\$ 1,428.05	\$ 1,886.96
	Restoration Project Loan	\$ -	\$ 295.82	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>	<u>\$ 1,532.45</u>
	Sub-Total For Lot Size 75	\$ 3,500.82	\$ 3,500.82	\$ 3,181.85	\$ 3,656.45
125	Administrative	\$ 195.83	\$ 202.10	\$ 221.35	\$ 237.04
	Maintenance - Operating	\$ 1,772.54	\$ 1,470.45	\$ 1,428.05	\$ 1,886.96
	Restoration Project Loan	\$ -	\$ 295.82	\$ -	\$ -
	<u>Debt - 2004 Bond/2014 Refunding</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>	<u>\$ 1,704.37</u>
	Sub-Total For Lot Size 125	\$ 3,672.74	\$ 3,672.74	\$ 3,353.77	\$ 3,828.37

* 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

From: Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>

Sent: Thursday, April 3, 2025 6:26 PM

To: Gloria Perez <gperez@sdsinc.org>

Cc: Angel Camacho <Angel.Camacho@AlvarezEng.com>; Gabrielle Vitucci <gvitucci@sdsinc.org>; Ronald Galvis <rGalvis@sdsinc.org>

Subject: RE: CC Cutler Cay CDD FY 2025-2026 Proposed Budget - Request for Cost Breakdown for four Budget Line Items

Hi Gloria:

Here are cost breakdowns and suggested notes to the maintenance expenditures budget:

1. **Roads Maintenance / Reserve** (Leave as is and I suggest to include in the budget notes the tables we previously sent you detailing how the \$90,000 was estimated).
2. **Stormwater Drainage Maintenance / Reserve.** (I suggest to change the budget amount to \$58,000 and include in the budget notes the tables and footnotes below showing that this item includes the 5-year stormwater maintenance yearly budget and the estimated baffle replacements needed. The footnotes to the tables explain the scope and breakdown. Please ensure to include the tables and the footnotes in the budget notes for clarity).

CUTLER CAY STORMWATER DRAINAGE MAINTENANCE YEARLY BUDGET RECOMMENDATION									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost of Cleaning Each Drainage Structure ⁽¹⁾	Avg. Cost/LF of Cleaning the Pipe ⁽²⁾	Total Budget Amount Per Year
		Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 3 (FY 28-29)	Year 2 (FY 29-30)			
325	18680	65					\$234.00	\$6.70	\$40,300
			65				\$239.00	\$6.90	\$41,400
				65			\$244.00	\$7.40	\$43,600
					65		\$249.00	\$8.10	\$46,500
						65	\$254.00	\$9.20	\$50,900

⁽¹⁾ Includes the cost of vacuuming the sump of the drainage structure. The cost of removing and reinstalling the baffle if the baffle is in good condition. It is estimated that 85% of the drainage structures have baffles.

⁽²⁾ Includes the cost per foot of pressure spraying and cleaning the pipe. Videoing the pipe and reporting the conditions. Dewatering with plugs at the end of the pipes when the water table covers the pipe.

CUTLER CAY STORMWATER BAFFLE REPLACEMENTS YEARLY BUDGET RECOMMENDATION							
Estimated Number of Baffles to be Replaced ⁽¹⁾	No. Structures with Pipes Serviced per Year					Estimated Cost Per Baffle ⁽²⁾	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 3 (FY 28-29)	Year 2 (FY 29-30)		
140	28					\$600.00	\$16,800
		28				\$612.00	\$17,200
			28			\$625.00	\$17,500
				28		\$638.00	\$17,900
					28	\$652.00	\$18,300

⁽¹⁾ The estimated number of baffles to be replaced assumes that 85% of the drainage structures in the CDD have baffles, and that 50% of them will need replacement in the next five years. Therefore, 325 drainage structures x 85% x 50% = 140 (Rounded up). The baffle replacements can be done concurrent with the yearly drainage maintenance.

3. **Stormwater Drainage Repairs Project (Pipes, Baffles, etc.)** *(I suggest that you replace “Pipes, Baffles, etc.” with “Drainage Repairs Phase II” in the title and state in the notes that the plans for this project are being permitted. Keep the \$175,000 recommended for this project which includes \$154,970 in the agreement between the CDD and Headley Construction Group, Inc. rounded to \$155,000 plus \$20,000 in contingencies and permitting requirements).*
4. **DERM Required Stormwater Quality Improvement Project.** *(I suggest changing the title of this budget item to “Contingency Item for Residents or for DERM’s Drainage Requests”. You may reduce this item to \$100,000 and may be considered that it is the \$100K that you decreased from the “Contingency/Reserve” item in your budget. This is an item for unforeseen events and may not be used if there are not valid resident complaints or DERM requests during the year.)*
5. **Retention Wall.** *(I suggest to include the following explanation in the budget comments instead of “Amount Recommended by District Engineer”. From Davis Environmental Solutions contract with the CDD: Permitting for the wall at Tracts U, A, P and G, \$13,500 plus vegetation trimming at those tracts, \$18,580 = \$32,080. Round up to \$35,000. Plus estimated DERM environmentalist and contingencies of \$45,000. Total = \$80,000)*

If necessary, we can discuss the above at your convenience tomorrow.

Thanks



Juan R. Alvarez, P.E.

(305) 640-1345

Juan.Alvarez@alvarezeng.com

Cutler Cay Community Development District

FY 2025/2026 PROPOSED BUDGET SUMMARY

The Debt Service Assessment is at the maximum rate of Series 2021. The Administrative Budget is higher than last year, Legal & Legal Advertising has increased. The maintenance budget has increased substantially due to various projects and new requirements. Budget amounts allocated per the recommendation of the District engineer have been included. We have lowered certain budget line items to offset the increases to the Stormwater management system, Roads and Retention wall, etc. No carryover balance has been applied to the presented budget.

The estimated available funds for September 30, 2025 are anticipated to be approximately \$700,000 should no unforeseen expenses occur.

This is in addition to:

Roadway Reserve Funds (\$241,000)

Pipe Repair Project Reserve Funds (\$208,000)

Stormwater Drainage Reserve Funds (\$98,000)

Lake Bank Erosion Reserve Funds (\$24,811) NKA *Shoreline Restoration & Improvements Project*

Project Loan Funds (\$140,425)

Breakdown of Maintenance Expenditures Budget Line Items

Contingency/Reserve 100,000 – Decreased from 200k to 100k. Allocating 100K towards the Contingency line item for DERM Required Stormwater Quality Improvement Project.

Lakes Maintenance 10,000 – Decreased by 2k. This covers Regular Maintenance of the Stormwater Retentions Ponds “the Lakes” that is conducted on monthly basis.

Roads Maintenance/Reserve 90,000 – Increased by 40k. This covers Regular Road Maintenance in addition to a Sinking fund for Roads Resurfacing and Markings anticipated to be completed within the next nine (9) years.

Per the District Engineers recommendations: *Roads Reserve: We found an error in the quantity of asphalt to be milled and resurfaced in the previous yearly reports. The quantity should be 76,450 SY as it was correctly reported in the 2020 Yearly Engineer’s Report. We have also seen a large increase in the market of milling and resurfacing asphalt, as well as pavement marking replacement. We think assuming a present price of \$10/SY for asphalt and \$2/SY for pavement markings is reasonable. The analyses below show a remaining service life of 9 years for asphalt and pavement markings. Notice that in the analysis for asphalt, the present cost (PC) for asphalt has been reduced by \$241K that you confirmed are in CDD reserves, which means that in the remaining nine years a sinking fund with annuities of \$66,226 for asphalt and \$19,343 for pavement markings should be budgeted, for a total of \$86,600 yearly.*

Cutler Cay Community Development District

FY 2025/2026 PROPOSED BUDGET SUMMARY

CUTLER CAY ESTIMATE OF COST FOR RESURFACING, RESTORING AND REHABILITATING THE CDD ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)- \$241K in Reserve	(FC)	(i)	$FCi/((1+i)^n-1)$
2004	2034	2025	9	76,450	\$10.00	\$523,500	\$602,025	0.25%	\$66,226

CUTLER CAY ESTIMATE OF COST FOR REPLACING THE PAVEMENT MARKINGS ON THE CDD ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Markings Service Life (9 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Markings			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2025	2034	2025	9	76,450	\$2.00	\$152,900	\$175,835	0.25%	\$19,343

**Stormwater Drainage Maintenance/Reserve 58,000 – Four Year Sinking Fund Recommended
By Engineer-Plus Maintenance**

CUTLER CAY STORMWATER DRAINAGE MAINTENANCE YEARLY BUDGET RECOMMENDATION									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost of Cleaning Each Drainage Structure ⁽¹⁾	Avg. Cost/LF of Cleaning the Pipe ⁽²⁾	Total Budget Amount Per Year
		Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 3 (FY 28-29)	Year 2 (FY 29-30)			
325	18680	65					\$234.00	\$6.70	\$40,300
			65				\$239.00	\$6.90	\$41,400
				65			\$244.00	\$7.40	\$43,600
					65		\$249.00	\$8.10	\$46,500
						65	\$254.00	\$9.20	\$50,900

⁽¹⁾ Includes the cost of vacuuming the sump of the drainage structure. The cost of removing and reinstalling the baffle if the baffle is in good condition. It is estimated that 85% of the drainage structures have baffles.

Cutler Cay Community Development District

FY 2025/2026 PROPOSED BUDGET SUMMARY

⁽²⁾ Includes the cost per foot of pressure spraying and cleaning the pipe. Videoing the pipe and reporting the conditions. Dewatering with plugs at the end of the pipes when the water table covers the pipe.

CUTLER CAY STORMWATER BAFFLE REPLACEMENTS YEARLY BUDGET RECOMMENDATION							
Estimated Number of Baffles to be Replaced ⁽¹⁾	No. Structures with Pipes Serviced per Year					Estimated Cost Per Baffle ⁽²⁾	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 3 (FY 28-29)	Year 2 (FY 29-30)		
140	28					\$600.00	\$16,800
		28				\$612.00	\$17,200
			28			\$625.00	\$17,500
				28		\$638.00	\$17,900
					28	\$652.00	\$18,300

⁽¹⁾ The estimated number of baffles to be replaced assumes that 85% of the drainage structures in the CDD have baffles, and that 50% of them will need replacement in the next five years. Therefore, 325 drainage structures x 85% x 50% = 140 (Rounded up). The baffle replacements can be done concurrent with the yearly drainage maintenance.

Stormwater Drainage Repairs Project (Phase II) 175,000 – The plans for this project are currently in the permitting process. The \$175,000 recommended for this project includes \$154,970 for the agreement between the District and Headley Construction Group, Inc. rounded to \$155,000 plus \$20,000 in contingencies and permitting requirements.

Contingency Item for DERM's Drainage Requests 100,000 – Previously known as “*DERM Required Stormwater Quality Improvement Project*”. This amount has been reduced by \$20,000. To address unforeseen events and DERM requests/requirements.

Field Operations 12,000 – Amount remains unchanged. Field Operations services rendered to the District. Field management services that SDS provides in the District; Includes but not limited to the coordination and communication with contractors for required maintenance and improvements, solicitation of bids/cost quotes, management of contracts, site visits and inspections.

Water Features Maintenance (Southern Entrance/Exit) 35,000 – Increased by 5k. Regular Maintenance and Repairs to the Southern Entrance/Exit Water Features this includes the water treatments and cleaning of the infrastructure, as well as the maintenance and repairs of the mechanical and structural components.

Cutler Cay Community Development District

FY 2025/2026 PROPOSED BUDGET SUMMARY

Sidewalk Maintenance/Repairs 18,000 – Increased by 3k. Pressure Cleaning, Repairs and Replacement of the sidewalks throughout the District common areas. We have observed that the maturing tree root systems are causing more damages that will be requiring more repairs and ultimately replacement of the slabs.

Engineering/Inspections 50,000 – Increased by 5k and this includes the District Engineers Services, Inspections, Attendance for Site and Board Meetings, Annual Reports, etc.

Street Signage 5,000 – Amount remains unchanged. Maintenance and/or replacement of Street Traffic Signage.

Lake Fountain Maintenance 10,000 – Decreased to by 5k. The allocated cost includes Regular maintenance that is conducted on quarterly basis and any necessary repairs.

Entry Features Maintenance/Reserve 7,000 – Decreased by 8k. This includes the maintenance of the entry monuments and structures located at the main entrance off of Old Cutler Road consisting of three (3) decorative structures [one on each sidewalk and one on the median] and two (2) monuments.

Guardhouse Exterior Maintenance/Reserve 8,000 – Decreased 2k. Amount allocated to maintain the guardhouse exterior and to reserve for future repairs/replacement.

Water & Sewage 2,500 – Remains unchanged. Guardhouse usage.

FPL - Electrical Utility 115,000 – Increased by 5k. Based off of last year's usage. This included but is not limited to Street Lights, Water Features, Lake Fountain, Irrigation Pumps, Guardhouse, etc.

Retention Wall 80,000 – Newly allocated line item. To create and maintain the required vegetation clearance for Tracts A, G, P & U that are owned by the District. Each parcel/unit owner is responsible for approximately two (2) to four (4) feet from the wall out into the wetland area and maintaining the corresponding portion of the wall all and decorative fence.

This cost is inclusive of an agreement with Davis Environmental for the estimated work inclusive of vegetation trimming and mitigation, for the services of a licensed mangrove qualified environmental arborist and permit processing costs.

Perimeter Wall (off of Old Cutler Road) 15,000 – This amount remains unchanged. Provides funds for the Regular maintenance and repairs of the wall the runs parallel to Old Culter Road.

Shoreline Restoration & Improvements Project – Zero funds have been allocated to this line item. Based on the District Engineer's suggestions *"I think the Board may decide not to do additional work in FY 25-26 and observe the lake banks and record complaints (if any) and make a decision on FY 26-27 if additional restoration is necessary."*

Cutler Cay
Community Development District

**Financial Report For
March 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
REVENUES			
Administrative Assessments	111,781	1,431	99,309
Maintenance Assessments	721,164	9,229	635,917
Debt Assessments - 2021 Refunding	773,141	9,895	681,804
Other Revenue	0	0	0
Interest Income	1,200	0	28,129
Total Revenues	\$ 1,607,286	\$ 20,555	\$ 1,445,159
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	1,000	2,400
Payroll Taxes (Employer)	560	77	270
Management	33,348	2,779	16,674
Secretarial	4,200	350	2,100
Legal	20,000	0	7,697
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	292	1,768
Postage	700	12	163
Office Supplies	1,400	32	304
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	4,139	4,139
Continuing Disclosure Fee	350	0	0
Website Management	2,000	166	999
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,833	\$ 8,847	\$ 51,464
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	\$ 681,500	\$ 29,678	\$ 132,253
Total Expenditures	\$ 788,333	\$ 38,525	\$ 183,717
Revenues Less Expenditures	\$ 818,953	\$ (17,970)	\$ 1,261,442
2021 Bond Refinancing Payments	(726,753)	(9,703)	(648,975)
Balance	\$ 92,200	\$ (27,673)	\$ 612,467
County Appraiser & Tax Collector Fee	(30,733)	(204)	(13,617)
Discounts For Early Payments	(61,467)	(194)	(54,579)
Excess/ (Shortfall)	\$ -	\$ (28,071)	\$ 544,271
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (28,071)	\$ 544,271
Bank Balance As Of 3/31/25	\$ 2,039,824.79		
Accounts Payable As Of 3/31/25	\$ 61,777.50		
Accounts Receivable As Of 3/31/25	\$ 1,200.00		
Security Deposit As Of 3/31/25	\$ -		
Reserve For Project Loan Payment As Of 3/31/25	\$ 140,425.00		
Reserve For Roads Maintenance As Of 3/31/25	\$ 241,000.00		
Reserve For Stormwater Drainage As Of 3/31/25	\$ 98,000.00		
Reserve For Pipe Repairs Project As Of 3/31/25	\$ 208,000.00		
Reserve For Lake Bank Erosion Project As Of 3/31/25	\$ 24,811.00		
Available Funds As Of 3/31/25	\$ 1,267,011.29		

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

	Annual		Year
	Budget	Actual	To Date
MAINTENANCE EXPENDITURES	10/1/24 - 9/30/25	Mar-25	Actual
			10/1/24 - 3/31/25
Contingency/Reserve	200,000	0	0
Lakes Maintenance	12,000	619	3,864
Roads Maintenance/Reserve	50,000	0	24,195
Stormwater Drainage/Reserve	40,000	0	950
Stormwater Drainage System Pipe Repairs Project-Phase 2	0	0	0
Field Operations	12,000	1,000	6,000
Traffic Enforcement	0	2,401	2,401
Walls & Wall Fountain Maintenance	30,000	900	8,600
Sidewalk Maintenance/Repairs	15,000	0	0
Engineering/Inspections	45,000	7,223	16,095
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	3,665
Water & Sewage	2,500	0	168
FPL - Electrical Utility	110,000	9,473	56,500
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	8,062	8,063
TOTAL MAINTENANCE EXPENDITURES	\$ 681,500	\$ 29,678	\$ 132,253

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

	<u>Oct 24- March 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · Administrative Assessments	99,309.02	111,781.00	-12,471.98	88.84%
363.101 · Maintenance Assessments	635,916.50	721,164.00	-85,247.50	88.18%
363.810 · Debt Assessments	681,804.43	773,141.00	-91,336.57	88.19%
363.820 · Debt Assessment - Pd To Trustee	-648,974.82	-726,753.00	77,778.18	89.3%
363.830 · Cty Appraiser & Tax Coll Fee	-13,617.15	-30,733.00	17,115.85	44.31%
363.831 · Discounts For Early Payments	-54,579.26	-61,467.00	6,887.74	88.79%
369.401 · Interest Income	28,129.45	1,200.00	26,929.45	2,344.12%
Total Income	<u>727,988.17</u>	<u>788,333.00</u>	<u>-60,344.83</u>	<u>92.35%</u>
Expense				
511.823 · DERM Req SW Quality Improvement	8,062.50	120,000.00	-111,937.50	6.72%
511.827 · Traffic Enforcement	2,400.75	0.00	2,400.75	100.0%
511.758 · FPL - Electrical	56,500.10	110,000.00	-53,499.90	51.36%
511.756 · Water & Sewage	167.79	2,500.00	-2,332.21	6.71%
511.754 · Guardhouse Exterior Maintenance	3,665.00	10,000.00	-6,335.00	36.65%
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	270.35	560.00	-289.65	48.28%
511.131 · Supervisor Fee	2,400.00	7,000.00	-4,600.00	34.29%
511.301 · Lakes Maintenance	3,864.00	12,000.00	-8,136.00	32.2%
511.302 · Roads Maintenance/Reserve	24,195.00	50,000.00	-25,805.00	48.39%
511.303 · Stormwater Drainage/Reserve	950.00	40,000.00	-39,050.00	2.38%
511.304 · Field Operations	6,000.00	12,000.00	-6,000.00	50.0%
511.305 · Contingency/Reserve	0.00	200,000.00	-200,000.00	0.0%
511.306 · Walls-Wall Fountain Maintenance	8,600.00	30,000.00	-21,400.00	28.67%
511.310 · Engineering/Inspections	16,095.01	45,000.00	-28,904.99	35.77%
511.311 · Management Fees	16,674.00	33,348.00	-16,674.00	50.0%
511.312 · Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
511.315 · Legal Fees	7,697.50	20,000.00	-12,302.50	38.49%
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	1,768.09	3,750.00	-1,981.91	47.15%
511.513 · Postage and Delivery	163.32	700.00	-536.68	23.33%
511.514 · Office Supplies	303.50	1,400.00	-1,096.50	21.68%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,138.75	4,200.00	-61.25	98.54%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	999.96	2,000.00	-1,000.04	50.0%
Total Expense	<u>183,717.58</u>	<u>788,333.00</u>	<u>-604,615.42</u>	<u>23.31%</u>
Net Ordinary Income	<u>544,270.59</u>	<u>0.00</u>	<u>544,270.59</u>	<u>100.0%</u>
Net Income	<u>544,270.59</u>	<u>0.00</u>	<u>544,270.59</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	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 57,715.63		\$ (555.35)	\$ (2,180.81)	\$ 54,979.47	\$ 4,017.01	\$ 25,914.32	\$ 27,784.30	\$ 3,826.57	\$ 24,685.79	\$ 26,467.11	\$ 26,467.11
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 734.97			\$ 734.97	\$ 734.97			\$ 734.97			\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 41,469.45		\$ (406.41)	\$ (829.42)	\$ 40,233.62	\$ 2,886.28	\$ 18,619.78	\$ 19,963.39	\$ 2,800.25	\$ 18,064.90	\$ 19,368.47	\$ 19,368.47
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 20,554.17		\$ (203.60)	\$ (193.77)	\$ 20,156.80	\$ 1,430.57	\$ 9,228.82	\$ 9,894.78	\$ 1,402.91	\$ 9,050.40	\$ 9,703.49	\$ 9,703.49
10									\$ -							\$ -
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15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							
18									\$ -							
					\$ 1,416,294.98	\$ 734.97	\$ (13,617.15)	\$ (54,579.26)	\$ 1,348,833.54	\$ 99,309.02	\$ 635,916.50	\$ 681,804.43	\$ 94,562.33	\$ 605,296.39	\$ 648,974.82	\$ 648,974.82

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

88.18%

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.

\$ 1,417,029.95	\$ 1,348,833.54
\$ (635,916.50)	\$ (605,296.39)
\$ (99,309.02)	\$ (94,562.33)
\$ (681,804.43)	\$ (648,974.82)
\$ -	\$ -