



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY

JUNE 16, 2025

4:00 P.M. SPECIAL BOARD MEETING

5:00 P.M. PUBLIC HEARING

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
June 16, 2025
4:00 P.M. SPECIAL BOARD MEETING
5:00 P.M. PUBLIC HEARING

- A. Call to Order**
- B. Proof of Publication.....Page 1**
- C. Establish Quorum**
- D. Additions or Deletions to Agenda**
- E. Comments from the Public**
- F. Approval of Minutes**
 - 1. May 12, 2025 Regular Board Meeting Minutes.....Page 2
- G. New Business**
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 14
 - 2. Consider Approval of Proposal for Surveying Services to Produce the Lake Shoreline Overlay Comparison.....Page 16
- H. Old Business**
 - 1. ENGINEER REPORT/UPDATES
 - a. Phase II Storm Drainage Project
 - b. Landshore Shoreline Repairs at Three Areas
 - 2. MANAGEMENT REPORT/UPDATES
 - a. Traffic Enforcement Services
 - b. Collaboration of the District & Association; The Association adding to their Approval Process the District Engineer Review of Modifications Requested by and for Homeowner Properties Identifying Modifications that may Impact the Stormwater Management System Negatively
- I. Public Hearing**
 - 1. Proof of Publication.....Page 26
 - 2. Receive Public Comments Fiscal Year 2025/2026 Final Budget.....Page 27
 - 3. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 28
- J. Administrative Matters**
 - 1. Financial Update.....Page 37
 - 2. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025
- K. Board Member and/or Staff Comments/Requests**
- L. Adjourn**



Publication Date
2025-05-28

Subcategory
Miscellaneous Notices

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

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Cutler Cay Community Development District (the "District") will hold a Special Board Meeting on June 16, 2025, at 4:00 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Cay, Florida 33157. The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. NOTICE IS HEREBY GIVEN that the Board of Supervisors of the District will also hold a Public Hearing on June 16, 2025, at 5:00 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Cay, Florida 33157. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.cutlercaycdd.org) or at the offices of the District Manager, Kendall Office Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The Special Board Meeting and Public Hearing (collectively the "Meetings") are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these Meetings should contact the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the Meetings. If any person decides to appeal any decision made with respect to any matter considered at 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Cutler Cay Community
Development District
www.cutlercaycdd.org
IPL0235423
May 28, Jun 4 2025

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 12, 2025**

A. CALL TO ORDER

Mrs. Perez called to order the May 12, 2025, Regular Board Meeting of the Cutler Cay Community Development District (the “District”) at 4:00 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on November 1, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chairman Omar Fonte, Vice Chairman Dr. Alexandra Penn Williams and Supervisors Aileen Milian and Leo Corradini 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 Juan Alvarez of Alvarez Engineers, Inc.

Also present were several members of the public.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

Supervisor Alberto Collazo arrived at approximately 4:04 p.m.

Mrs. Perez announced, at the direction of the Board, a change was being made as to how the meetings are conducted, changing the agenda item entitled “ Comments from the Public for Items Not on the Agenda” to “Comments from the Public.” This will allow for less interruptions during the course of the meeting, which is similar to that of the County Commission meetings, hearing all the comments from public whether they are agenda items or not at the beginning of the meeting. She then asked for confirmation.

Supervisor Collazo asked for clarification as to if a Board Member would like a member of the public to engage in a discussion that they be allowed to do so. Clarification was provided that it would be at the Board’s discretion.

Leo Corradini requested an addition to the agenda as to who is the responsible party for the space between the homeowner’s driveway pavers at the end of driveway and the District owned pavement. A discussion issue and since the response was dependent on the circumstances, although typically the homeowner is responsible for the driveway, and the District is responsible for the pavement. Mr. Corradini will forward more information regarding this question.

E. COMMENTS FROM THE PUBLIC

A member of the public, Deanna Hedin, noted that the public comments should be heard both at the beginning of the meeting and at the end.

A member from the public, Joe Miller, asked about the grate located in the front of his property and he was advised that this was an agenda item and would be addressed under Item H.c.

F. APPROVAL OF MINUTES

1. April 14, 2025, Regular Board Meeting

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Milian and passed unanimously approving the minutes of the April 14, 2025, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Lake Bank Shoreline

- **District Engineer Presentation**

Mr. Alvarez made his presentation regarding the current lake bank shoreline erosion and addressed the Board's concerns and questions. He also provided QR codes sheet with documentation and videos supporting his presentation (*which is attached hereto for District records*). In addition to the presentation, it was noted that the shoreline loss that occurred varies up to several feet across by area and approximately a foot to a foot and a half vertically in certain areas.

Mr. Alvarez recommended that the areas be addressed using the same cement mat method that was applied in the area referred to as Priority one, Phase one, further noting that the area was being considered for repair within Priority one, Phase two of the originally proposed project. He also advised the Board that he attempted to get proposals for this recommended method and was unable to obtain any. He emphasized the importance of addressing issues that are resulting in the loss of shoreline and lake bank area, as well as it being a safety concern.

A lengthy discussion ensued amongst the Board Members and the District Engineer.

- **Consider Landshore Proposal Regarding Lake Bank Erosion in Three Areas**

Pursuant to the Board's direction, presented in the meeting book were proposal options for repairs to the three specific locations using one mobilization and various application methods.

A lengthy discussion ensued resulting in the Board's request and direction for the District Engineer to provide an overlay comparison map showing the original lake as-built and also reflecting the current shoreline conditions showing the actual loss of material.

It was noted that the Shoreflex product provides an anticipated life expectancy of 20+ years and that by conducting the repair of all three (3) areas simultaneously, the District would save approximately \$11,000 in mobilization costs.

Chairman Fonte passed the gavel to Supervisor Collazo to make the following **MOTION**:

A **MOTION** was made by Supervisor Fonte, seconded by Supervisor Milian approving the Landshore Enterprises Estimate 4304 dated April 29, 2025, in the amount of \$127,220.36, selecting the Shoreflex

method of application for repairs to the shoreline of three (3) specific areas. Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Dr. Penn Williams dissenting.

At the conclusion of the **MOTION**, Supervisor Collazo returned the gavel to Supervisor Fonte and he assumed his Chairman role for the meeting.

2. Consider Proposal to Survey Retention Walls at Tracts A, G, P & U

Mrs. Perez explained that the firm that was previously approved by the Board to complete this task did not enter into an agreement with the District due to the sale of the firm. Thus this agenda item is being brought back before the Board for consideration.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Dr. Penn Williams and passed unanimously approving the Landmark Surveying & Associates' Quote #5198015, dated April 29, 2025, in the amount of \$3,750 for a survey/boundary analysis establishing boundary lines for the retention wall locations at Tracts A, G, P & U, as presented.

3. Consider Proposal for Aluminum Fence Installation

A **MOTION** was made by Supervisor Milian and was promptly withdrawn prior to a second **MOTION** being made.

A discussion and review of the proposals ensued.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini and passed unanimously approving the Shekinah Fence Services' Estimate No. 6549, dated January 23, 2025, in the amount of \$12,831.35 for an aluminum fence installation on the north side of the southern entrance water feature small project; and simultaneously directing District Counsel to prepare an electronic agreement and directing District management to execute same on behalf of the District.

H. OLD BUSINESS

1. Engineer Updates

a. Phase II Storm Drainage Project

The Phase II Storm Drainage Project is currently on hold until the HOA has completed the required repairs and cleaning within their system. Mrs. Perez noted that prior to this meeting, Ms. Gavilan, the Association Manager, advised that the work had been scheduled to commence on May 22, 2025, weather permitting.

b. CCTV Report and Recommendations for Structures, French Drains and Connecting Pipelines Near 18854 SW 76th Court

Mrs. Perez provided an update, noting that the CCTV report and recommendations for the structures, French drains and connecting pipelines near 18854 SW 76th Court had been forwarded to the District Engineer and that substantial root systems were found and removed. Mr. Alvarez did not recommend any repairs at this time, but he did recommend that the area be monitored to ensure that it is working effectively. It was noted that with a community of this age with maturing trees, it is not out of the ordinary for this type of repair to be needed.

c. Findings Regarding Miller Complaint of Driveway Grate Cover at 7445 SW 193rd Lane

Mr. Alvarez noted that the location had been visited and as-builts for the referenced area had been reviewed and the grate was correct in comparison to the driveway which was constructed too high. Therefore, the homeowner is responsible for addressing the height of the driveway.

Discussion ensued and District management was directed to forward to Mr. Miller the District criteria which requires the homeowner conducting a survey of the area using a District appointed surveyor prior to any further actions being taken by the Board.

This item went on to open a discussion as to how modifications to driveways and green spaces affect and impact the stormwater management system and the life expectancy of the roadway pavement negatively resulting in District repairs to infrastructure.

The Board provided further direction to District management to communicate with the Association and ask that the Association Board consider working together and adding additional steps to the Association approval process for modifications being considered by the Association for modifications be it landscaping, driveways, berms, etc., in front and/or back of the properties that may affect the stormwater management system itself and/or its intended function and would thereby result in savings to District funds with regard to modifications and repairs in the future.

The request would be for the homeowners to submit to the District Engineer a survey of the property along with the intended plans and/or design for the District Engineer's review and consideration. This will be at the expense of the homeowner requesting the modification. Mr. Alvarez will provide information as to the list of acceptable surveyors and will also provide his costs/rates for said services to the homeowners.

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

Mr. Alvarez noted that the contractor would return to make pavement repairs in front of 185871 SW 77th Court.

2. Management Report/Updates

a. Stormwater Management System DERM Class V Permit Status

The Class V Permit was issued by Miami Dade County DERM on April 16, 2025, authorizing Raptor Vac to perform the approved work in the District.

b. Raptor Vac Stormwater Management System Cleaning

Currently pending completion are two (2) structures located at the entrance which require coordination for accessibility to the drains in order to not obstruct the flow of traffic.

c. Traffic Enforcement Services

Between April 2nd and April 30th there were thirty-five (35) traffic stops and thirty-one (31) citations issued according to the logs/reports filled out by the Police Officers.

3. Supervisor Dr. Penn Williams' Request to Bring Back Discussions Regarding the Following Items:

- **Revisit Next Year's Budget**

Dr. Penn Williams provided a handout (*attached hereto and made a part hereof*) reflecting percentage increases over the fiscal years. A discussion ensued.

- **Next Year's Meeting Calendar**

Dr. Penn Williams asked that District management add meeting dates for the months of October and February for the upcoming meeting schedule.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through April 30, 2025, and indicated that available funds were \$1,278,319.24.

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

J. BOARD MEMBER/STAFF COMMENTS/REQUESTS

Mrs. Perez noted the following:

- SAE entrance/exit road striping project is scheduled to commence on May 22, 2025, weather permitting.
- Davis Environmental has already submitted documentation for the District's Class I Permit to address the vegetation along the retention wall sections that are owned and maintained by the District.

K. 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 5:57 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair

Cutler Cay CDD

Lake Bank Shoreline Presentation 5-12-2025:



Video Of Soil Passing From Solid To Liquid State:



Video Of Eroding Wave Action:



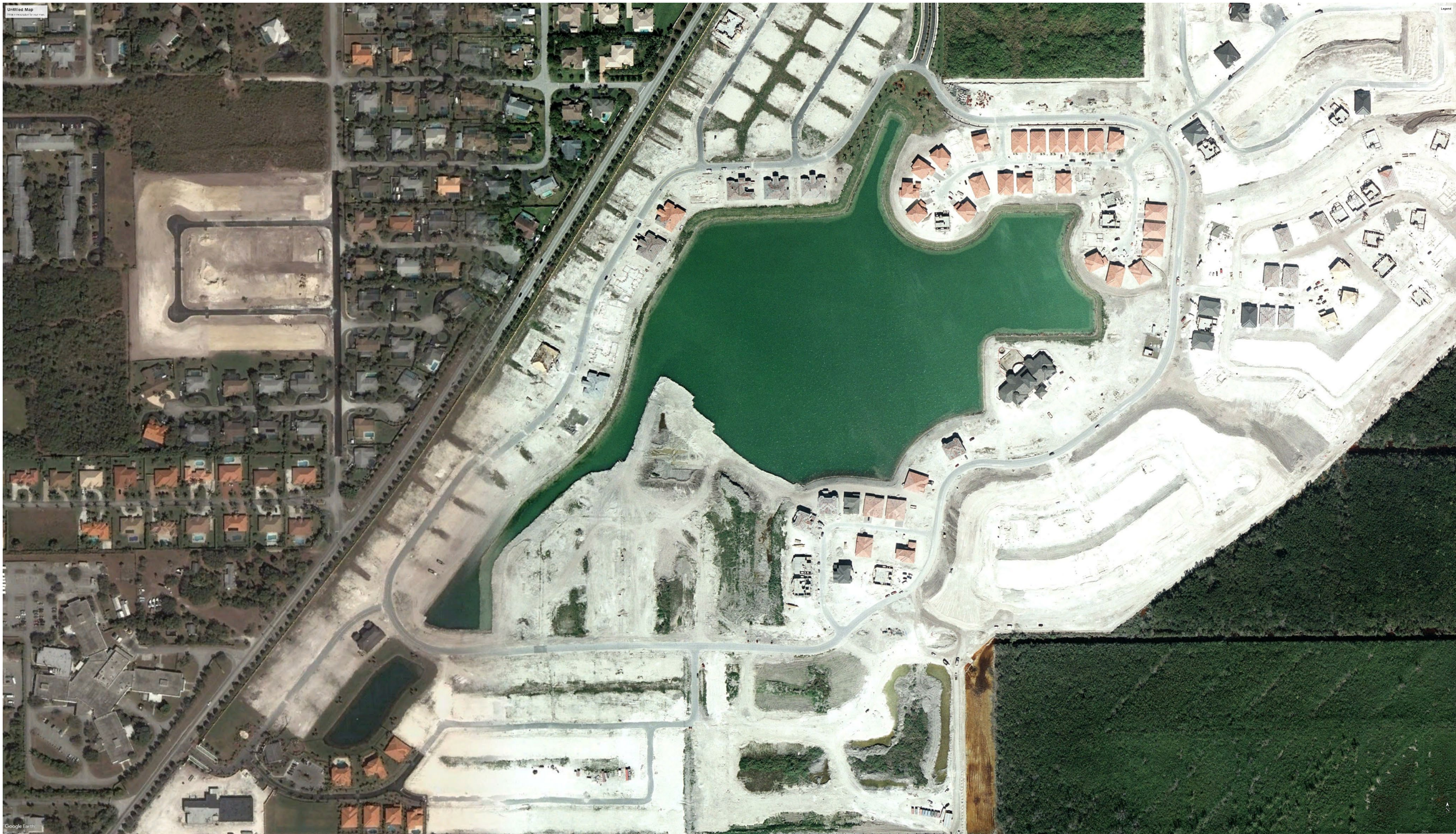
LAKE CONSTRUCTION SEQUENCE



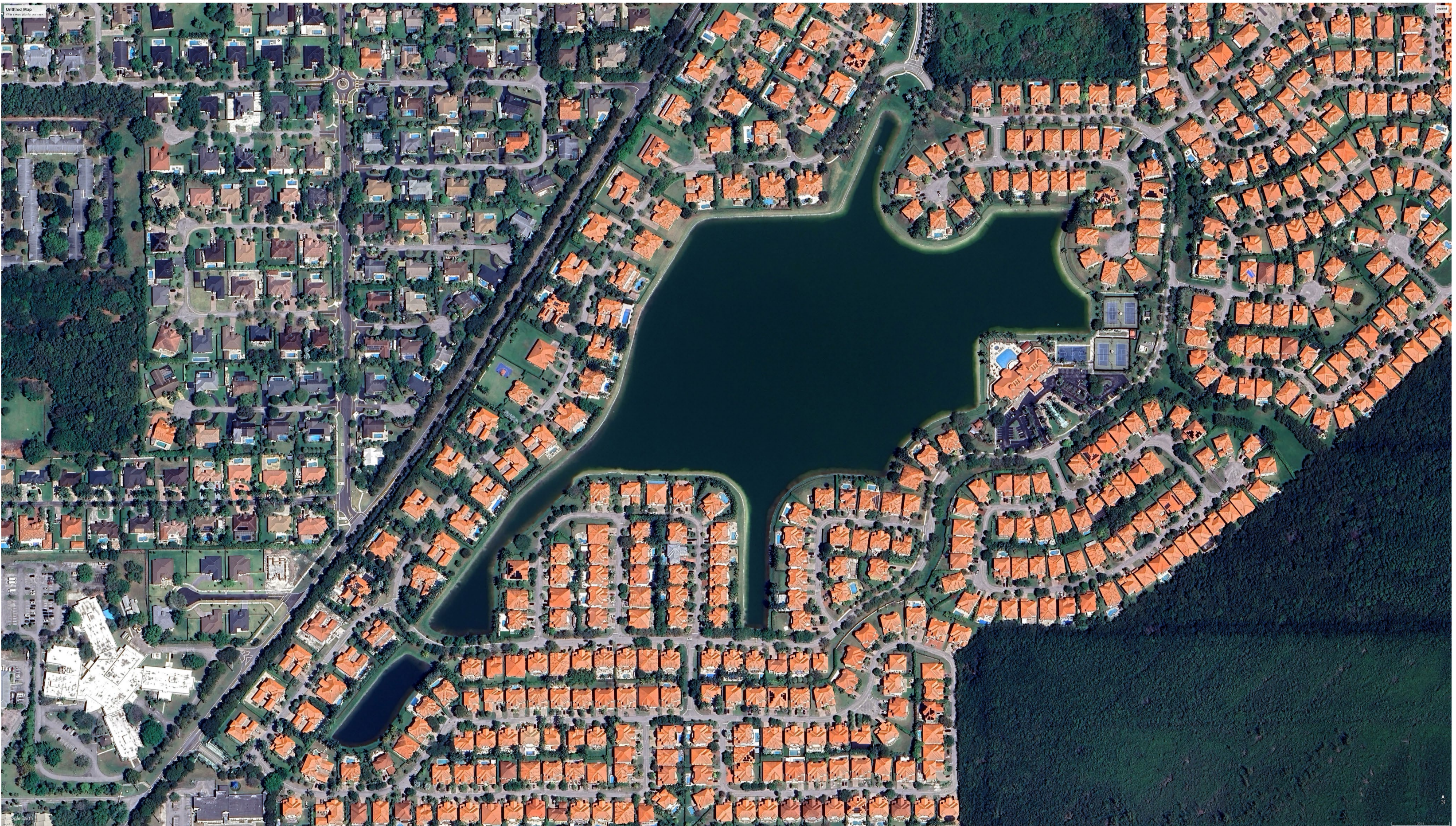
FEBRUARY 1999



JANUARY 2004



FEBRUARY 2005



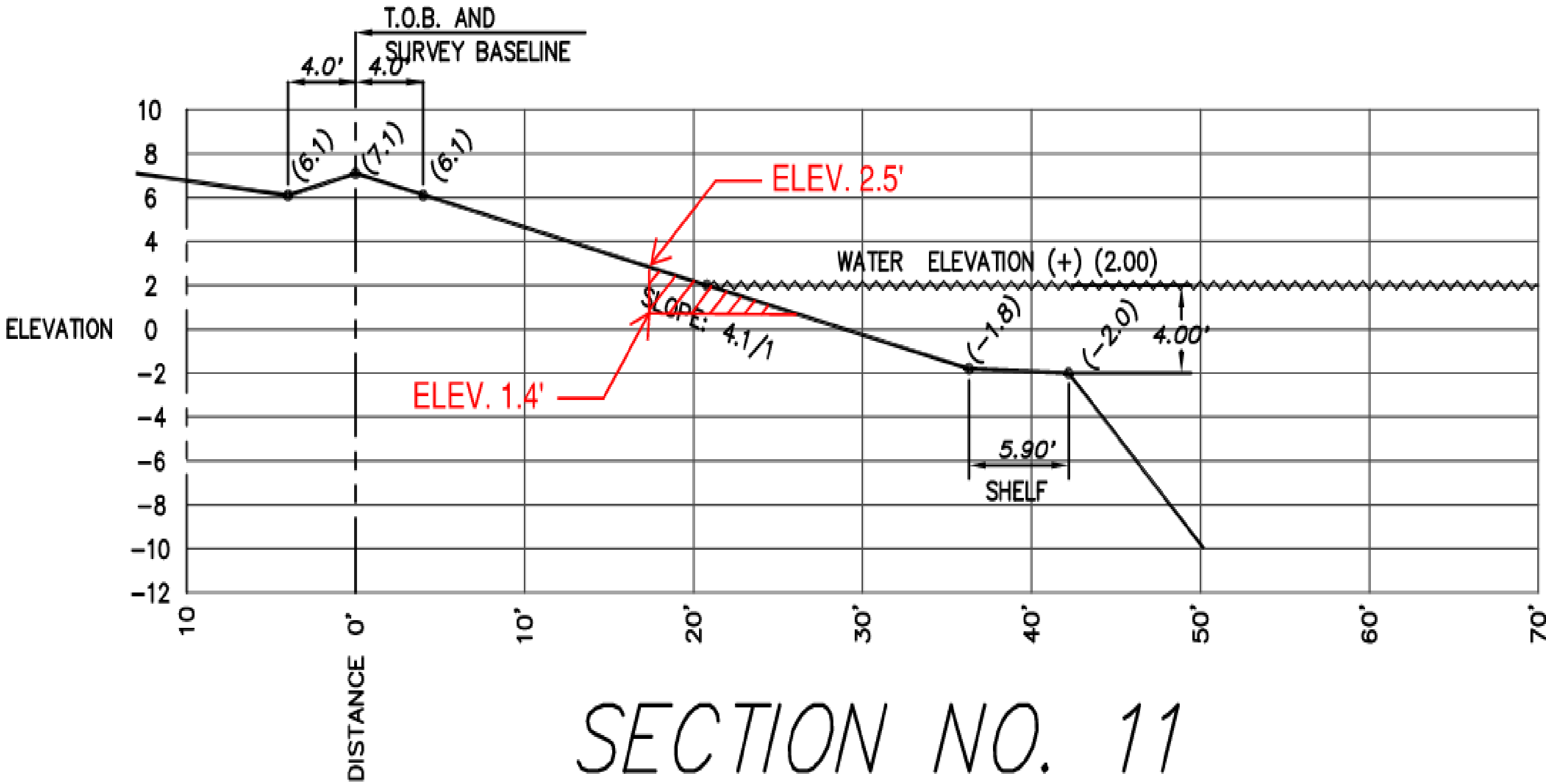
MARCH 2025



1.1 FT VERTICAL EROSION



UNSATURATED SOIL



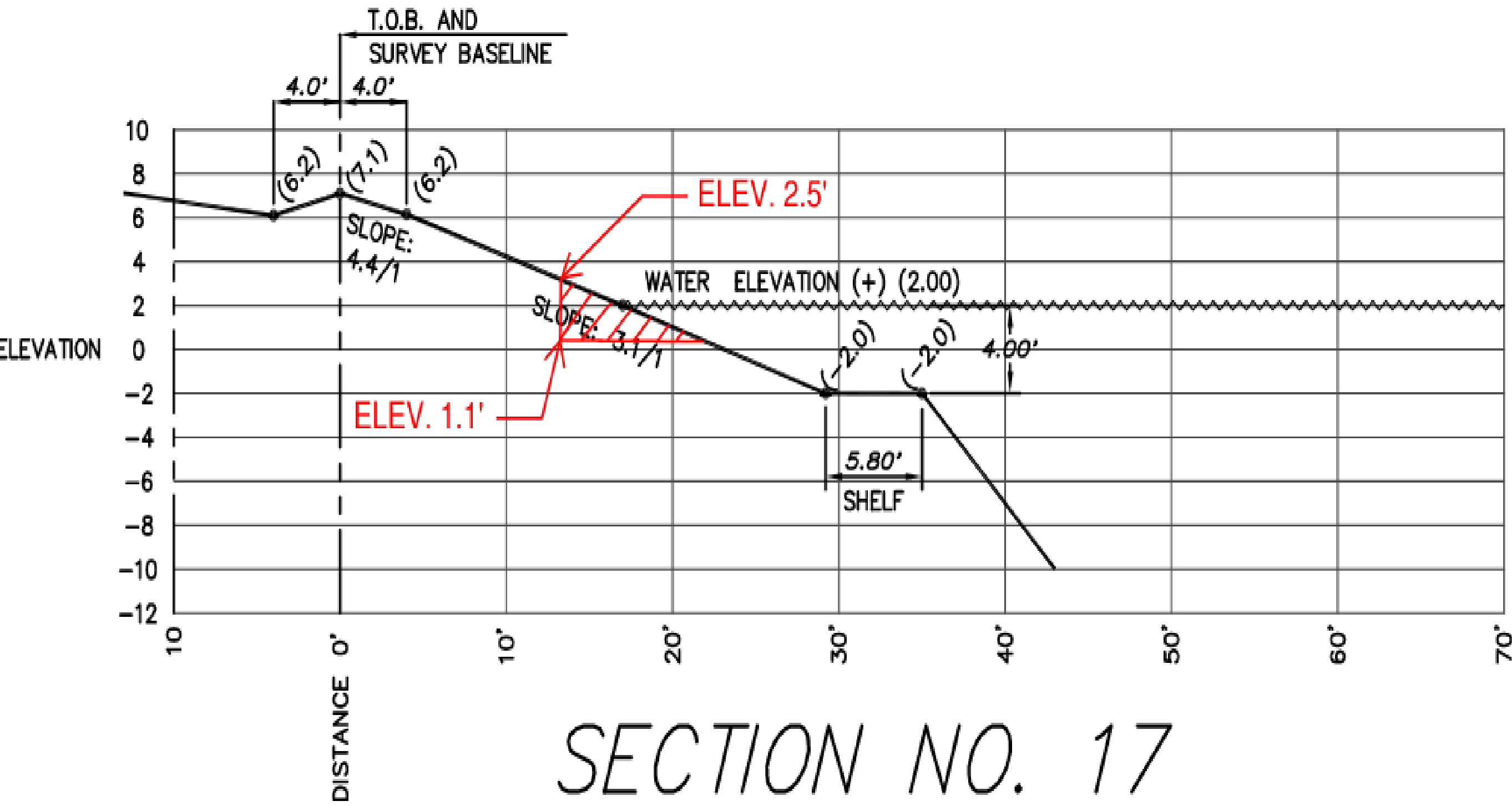
10 FT HORIZONTAL EROSION



SATURATED SOIL AND MOVEMENT



1.4 FT VERTICAL EROSION -
MAY WATER LEVEL



8 FT HORIZONTAL EROSION



APRIL WATER LEVEL

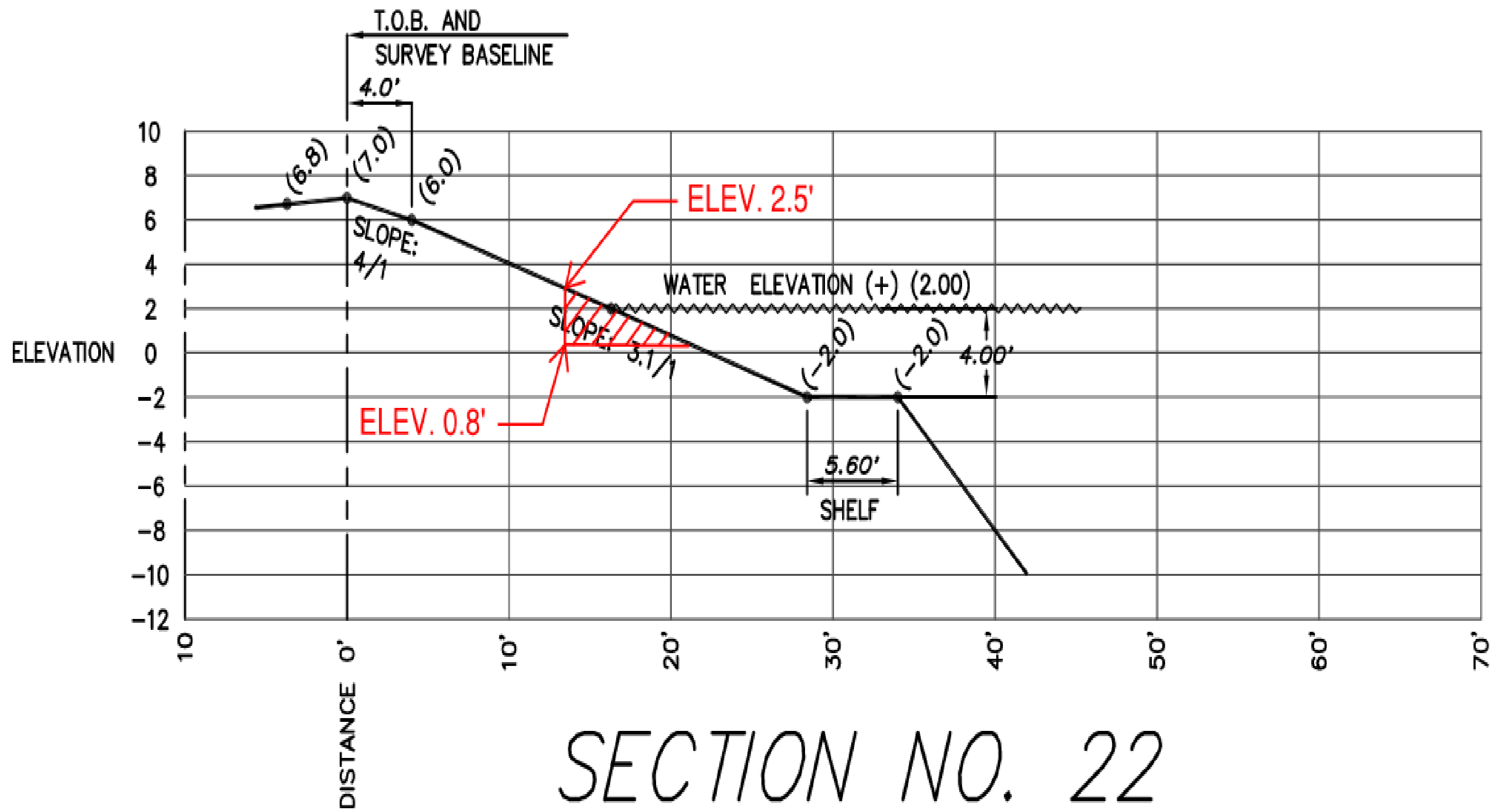




1.7 FT VERTICAL EROSION



SHORTENED LAKE BANK



8 FT HORIZONTAL EROSION



HORIZONTAL EROSION

SHORELINE RESTORATION PROJECTS DONE INDIVIDUALLY

Site Number	Location (From - To)	Erosion Control Type	Length	Contract Type	Cost	Cost/LF
1	Common Area North of Fountain	Shoreflex (Concrete Block Mat)	80	Individual	\$16,635	\$207.94
		Rock Rip-Rap	80	Individual	\$18,546	\$231.83
		Eco Filter Tube & Rip-Rap	80	Individual	\$14,539	\$181.74
2	Lot 7786 to Lot 7794	Shoreflex (Concrete Block Mat)	200	Individual	\$41,589	\$207.95
		Rock Rip-Rap	200	Individual	\$46,366	\$231.83
		Eco Filter Tube & Rip-Rap	200	Individual	\$36,348	\$181.74
3	Lot 7746 to Lot 18862	Shoreflex (Concrete Block Mat)	385	Individual	\$80,059	\$207.95
		Rock Rip-Rap	385	Individual	\$89,254	\$231.83
		Eco Filter Tube & Rip-Rap	385	Individual	\$69,969	\$181.74

● RECOMMENDATION

SHORELINE RESTORATION PROJECTS DONE TOGETHER

Site Number	Location (From - To)	Erosion Control Type	Length	Contract Type	Cost	Cost/LF	Savings If Work Done Together
1+2+3	All Sites Together	Shoreflex (Concrete Block Mat)	665	Together	\$127,220 ●	\$191.31	(\$11,063) ●
		Rock Rip-Rap	665	Together	\$141,833	\$213.28	(\$12,333)
		Eco Filter Tube & Rip-Rap	665	Together	\$111,188	\$167.20	(\$9,668)



Line Items from Proposed Maintenance Budget Cutler Cay CDD Fiscal Year 2025/2026

Maintenance Expense Line Item	Contingency				Expense			
	2023/2024	2024/2025	2025/2026	% Increase	2023/2024	2024/2025	2025/2026	% Increase
Contingency Reserve	\$ 1,233.00	\$ 200,000.00	\$ 100,000.00	8012.10%				
Roads Maintenance Reserve	\$ 3,900.00	\$ 50,000.00	\$ 90,000.00	274.40%				
Stormwater Drainage Maintenance/ Reserve	\$ 15,490.00	\$ 40,000.00	\$ 58,000.00	274.40%				
Storm Water Drainage Repairs Project (Phase II)					\$ 61,988.00	\$ -	\$ 175,000.00	182.30%
Contingency Item for DERM's Drainage Request		\$ 120,000.00	\$ 100,000.00					
Totals	\$ 98,101.00		\$ 681,000.00	1587.50%				
Total Storm Water Repairs, Maintenance and Contingency	\$ 77,478.00	\$ 160,000.00	\$ 333,000.00	329.80%				

Of Note:

- There has been a 1,587% increase in contingency and reserve line items from 2023/24 to 2025/26 fiscal years.
- Storm Water repairs, maintenance, and contingency/reserves increased 329.8% over the three fiscal years.
- Storm Water contingency/reserves alone increased 920% over the three fiscal years.
- General Contingency Reserve, Roads Maintenance Reserve, and Storm Water reserve equals \$681,000.

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Cutler Cay Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 16th day of June, 2025.

ATTEST:

**CUTLER CAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 10, 2025
January 12, 2026
February 9, 2026
March 9, 2026
April 13, 2026
May 11, 2026
July 13, 2026
August 10, 2026
September 14, 2026**

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

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

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

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

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

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT

www.cutlercaycdd.org

PUBLISH: MIAMI HERALD 00/00/25



Date: 05/28/2025

Proposal Number 2025-1157

Client: **Cutler Cay Community Development District**
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
Katherine.Ramirez@AlvarezEng.com

Project Description: Prepare Specific purpose survey

Project location: Cutler Cay -See Exhibit "B"

Dear Katherine,

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

A. Scope of work:

- a. Prepare Specific purpose survey to show existing elevations along the canal waters edge as shown on PDF.
- b. Existing elevations will be survey at 85 cross section as shown on PDF.
- c. Each cross section will consist of Property line, grade elevation, Top of Bank, Waters edge and 5 feet inside of water elevation

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 **10 business days** from your acceptance of this proposal.

D. Fee:

The fee to prepare Specific purpose survey for the property above is **\$8,400.00**

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

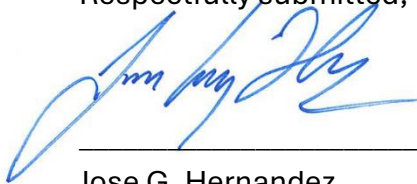


We appreciate the opportunity to provide you this survey proposal.

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

www.jhasurveys.com

3300 NW 112TH AVENUE SUITE 10, DORAL FLORIDA 33172 | OFFICE: (305) 526-0606 | INFO@JHASURVEYS.COM |

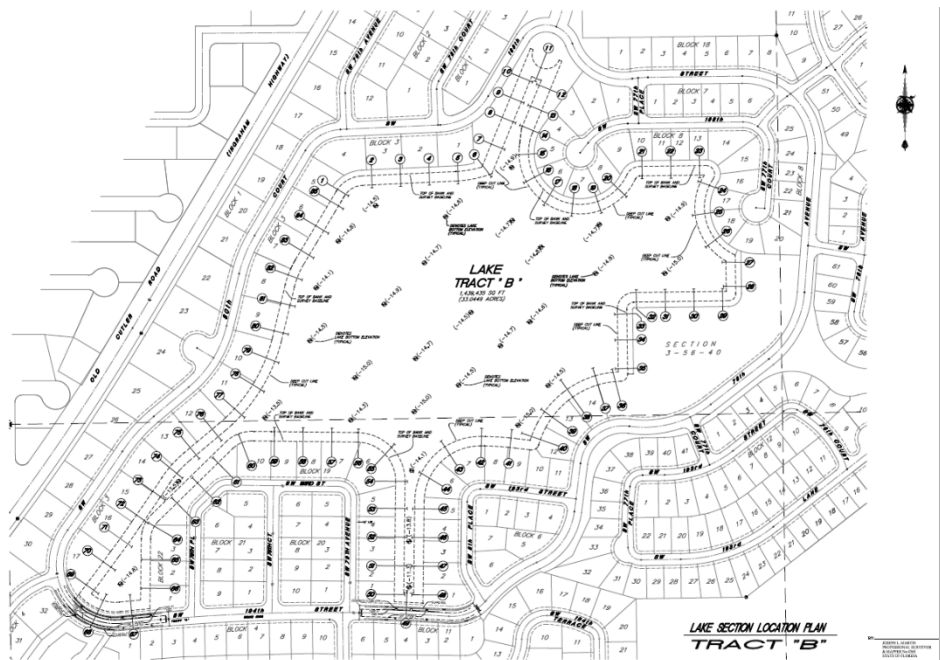


- A. **Invoices** will be submitted by JHA to the CLIENT every four weeks for services performed and expenses incurred pursuant to this Agreement during the prior billing period. Payment of such an invoice will be due upon presentation. Lump sum contracts will be invoiced on a percentage completion basis. 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



www.jhasurveys.com

3300 NW 112TH AVENUE SUITE 10, DORAL FLORIDA 33172 | OFFICE: (305) 526-0606 | INFO@JHASURVEYS.COM |



Wednesday, May 28, 2025

Cutler Cay Community Development District
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

RE: Surveying and Mapping services for the Tract B Lake Section in the Cutler Cay Subdivision within Cutler Bay, FL 33157.

Dear Client,

According to your request regarding a fee estimate for Surveying and Mapping services for the above-referenced project, LONGITUDE SURVEYORS, LLC (LS) is pleased to submit the following proposal for your consideration.

A. SCOPE OF WORK – TOPOGRAPHIC SURVEY:

- LS will illustrate any lot lines that would fall within the survey limits on the deliverable found on plats and any related documents for the property provided by the Client.
- LS will establish horizontal and vertical control within the limits of the survey.
- The survey will be geo-referenced to the Florida State Plane Coordinate System based on the North American Datum of 1983/2011 (NAD83/11).
- Elevations will be referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
- LS will collect significant aboveground improvements, including, but not limited to, fences and gates, walls, concrete slabs, guardrails, swales, hedges, signs, manholes, catch basins, utility boxes, utility poles, and any other significant aboveground improvements and utilities within the survey limits.
- LS will locate trees and palms that have a three (3) inch diameter or greater at breast height (DBH) or are twelve (12) feet in height or more significant. Tree identification and/or a tree table will not be provided.
- Elevations equivalent to a fifty (50) foot grid will be collected throughout the survey limits, or equivalent to complete the cross sections provided by the Client in the attached Exhibit. Additional elevations will be collected to identify grade changes and features of interest within the survey limits.
- Invert information for drainage or sanitary structures within the survey limits will not be collected. In addition, a Bathymetric Survey will not be performed for any bodies of water.
- A Digital Terrain Model (DTM) of the resulting survey will not be provided.

B. SURVEY LIMITS:

The Tract B Lake Section in the Cutler Cay Subdivision within Cutler Bay, FL 33157, having Miami-Dade County Folio Number 36-6003-034-5070. The limits are as per the red delineation within the attached Exhibit provided by the Client, spanning from the top of the bank to the edge of the water for the lake.

C. DELIVERABLES:

LS will provide a digitally signed and sealed PDF and a Civil 3D CAD file of the resulting survey. Signed and sealed hard copies can be provided upon request.

D. TIME & COST:

The total professional fee to complete the **Scope of Work** described herein shall be a lump sum of **\$14,500.00**. LS has an estimated twenty (20) business days from the date of the Notice to Proceed (NTP) to complete these tasks. Notice to Proceed (NTP) is considered effective twenty-four (24) hours after this proposal agreement has been executed and returned to the undersigned.



I agree that by signing below, "I APPROVE AND ACCEPT," this proposal is a legally binding contract.

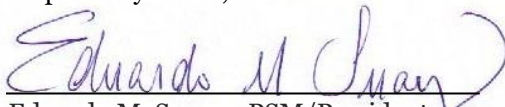
By: _____ Date: _____
(Authorized Signature)

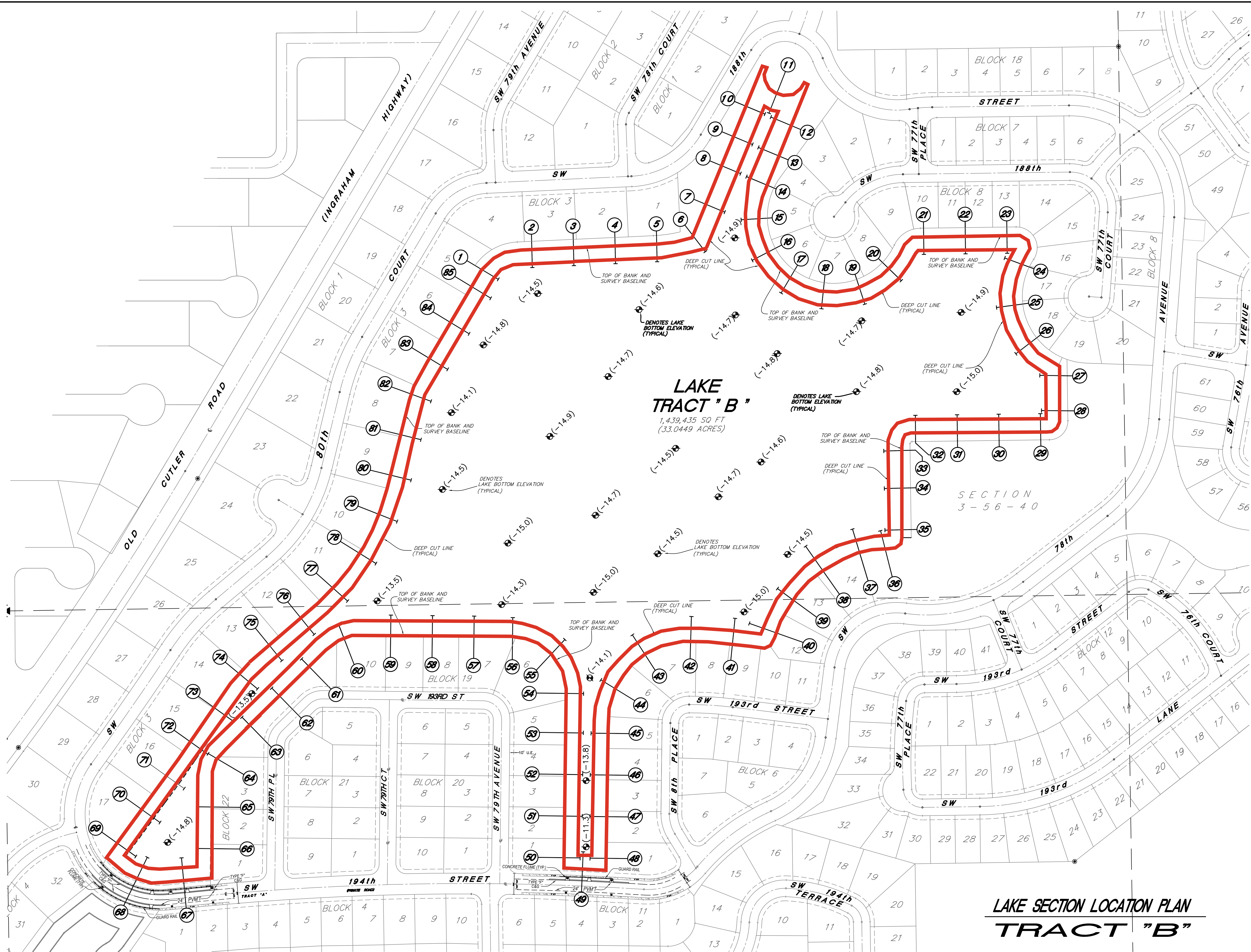
(Typed or printed name)

Title: _____

On behalf of the firm, I thank you for the opportunity to present this proposal. We look forward to utilizing our best professional efforts on your behalf on this very important project.

Respectfully Yours,


Eduardo M. Suarez, PSM/President



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

<p>SHOMA HOMES AT OLD CUTLER BAY (a.k.a CUTLER CAY)</p>		RECORD OF REVISION	
		No.	DATE
<p>TRACT "B" LAKE SECTION LOCATION PLAN</p>		DESCRIPTION	
		BY APP.	
<p>SHOMA HOMES</p>			
<p>SCALE: 1" = 100'</p>			
<p>DRAWN BY: R.S</p>			
<p>CHECKED BY: GB</p>			
<p>SET #: AS-BUILT</p>			
<p>DATE: 02/13/2007</p>			
<p>PROJECT No: 2002-111</p>			
<p>SHEET:</p>			
<p>3</p>			
<p>OF 16</p>			



suarez surveying & mapping

Quote

To: Cutler Cay Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

Quote Date: 06/05/2025

Quote Number: 250605

Order for Culter Cay


Property Address: Portion of Folio: 36-6003-034-5070
(lake Parcel located within Cutler Cay)

Job Description: Fieldwork and Preparation of Cad File

Services: Specific Purpose Topographic Survey of lake bank (elevations to be taken from top of slope to edge of water at 85 locations as indicated on the attached PDF). The data will be provided in plan view and profile view.

Total Amount: \$10,950.00


Should you have any questions regarding this quote, please call (305) 596-1799.



COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
14241 S.W. 143 COURT MIAMI, FLORIDA 33185
PH: 305.232.2240 FX: 305.232.5386

[illegible]

SHOMA HOMES AT OLD CUTLER BAY (a.k.a CUTLER CAY)
TYPE OF PROJECT: TRACT "B" LAKE SECTION LOCATION PLAN
CLIENT: SHOMA HOMES

SCALE:	1" = 100'
DRAWN BY:	R.S
CHECKED BY:	GB
SET 	AS-BUILT
DATE:	02/13/2007
PROJECT No:	2002-111
SHEET:	3 OF 16

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

Publication Date
2025-05-28

Subcategory
Miscellaneous Notices

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

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Cutler Cay Community Development District (the "District") will hold a Special Board Meeting on June 16, 2025, at 4:00 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Cay, Florida 33157. The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. NOTICE IS HEREBY GIVEN that the Board of Supervisors of the District will also hold a Public Hearing on June 16, 2025, at 5:00 p.m. in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Cay, Florida 33157. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.cutlercaycdd.org) or at the offices of the District Manager, Kendall Office Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The Special Board Meeting and Public Hearing (collectively the "Meetings") are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these Meetings should contact the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the Meetings. If any person decides to appeal any decision made with respect to any matter considered at 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Cutler Cay Community
Development District
www.cutlercaycdd.org
IPL0235423
May 28, Jun 4 2025

From: Steffi Kordy <skordy1@gmail.com>

Sent: Tuesday, May 20, 2025 10:25 AM

To: Gloria Perez <gperez@sdsinc.org>

Cc: Brielle Barba <bbarba@sdsinc.org>; Ronald Galvis <rGalvis@sdsinc.org>; Laura Gavilan <lgavilan@kwpmc.com>

Subject: Re: CC Cutler Cay CDD Retention Wall Project - 2025-05-20 Response

Thank you for this information.

This seems like a lot of money for just a portion of the retention walls, with much of it going to permits and consultants (I assume that's what a DERM environmentalist is).

Is this a mandatory measure or why are we doing this? Cutting down/ removing the vegetation is very temporary, it will grow back in no time. Plus, if the neighboring areas are not cleared (let's say of invasives), then it won't make a lasting impact.

Unless this is something required by law, I don't see it necessary and while I won't be able to attend the meeting, I would like to voice my concern and oppose this budget item.

Can you please make this a point at the next meeting?

Another issue would be the police for 10K. I understand that we have speeders and people rolling the stop lights, but we already pay for the police force in our regular taxes, so paying 10K to have a cop controlling traffic should be free and not a cost paid by those not offending the law. I would also like that measure to be removed from next year's budget.

I appreciate you considering these concerns at the next meeting. Thank you -

Sincerely,

RESOLUTION NO. 2025-06

A RESOLUTION OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Cutler Cay Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 16th day of June, 2025.

ATTEST:

**CUTLER CAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cutler Cay
Community Development District

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

CONTENTS

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

FINAL BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 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)	\$ -

FINAL 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 FINAL 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 FINAL 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 FINAL 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

Cutler Cay
Community Development District

**Financial Report For
May 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual May-25	Year To Date Actual 10/1/24 - 5/31/25
REVENUES			
Administrative Assessments	111,781	3,086	108,694
Maintenance Assessments	721,164	12,932	683,403
Debt Assessments - 2021 Refunding	773,141	13,865	732,718
Other Revenue	0	0	0
Interest Income	1,200	0	28,130
Total Revenues	\$ 1,607,286	\$ 29,883	\$ 1,552,945
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	1,000	4,600
Payroll Taxes (Employer)	560	77	439
Management	33,348	2,779	22,232
Secretarial	4,200	350	2,800
Legal	20,000	0	13,105
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	143	1,258
Postage	700	24	288
Office Supplies	1,400	130	591
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	4,139
Continuing Disclosure Fee	350	0	0
Website Management	2,000	166	1,333
Bank Service Charges	0	0	813
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,833	\$ 4,669	\$ 66,548
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	\$ 681,500	\$ 29,743	\$ 186,482
Total Expenditures	\$ 788,333	\$ 34,412	\$ 253,030
Revenues Less Expenditures	\$ 818,953	\$ (4,529)	\$ 1,299,915
2021 Bond Refinancing Payments	(726,753)	(13,726)	(699,357)
Balance	\$ 92,200	\$ (18,255)	\$ 600,558
County Appraiser & Tax Collector Fee	(30,733)	(296)	(14,682)
Discounts For Early Payments	(61,467)	0	(54,627)
Excess/ (Shortfall)	\$ -	\$ (18,551)	\$ 531,249
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (18,551)	\$ 531,249
Bank Balance As Of 5/31/25	\$ 2,017,811.56		
Accounts Payable As Of 5/31/25	\$ 52,785.33		
Accounts Receivable As Of 5/31/25	\$ 1,200.00		
Security Deposit As Of 5/31/25	\$ -		
Reserve For Project Loan Payment As Of 5/31/25	\$ 140,425.00		
Reserve For Roads Maintenance As Of 5/31/25	\$ 241,000.00		
Reserve For Stormwater Drainage As Of 5/31/25	\$ 98,000.00		
Reserve For Pipe Repairs Project As Of 5/31/25	\$ 208,000.00		
Reserve For Lake Bank Erosion Project As Of 5/31/25	\$ 24,811.00		
Available Funds As Of 5/31/25	\$ 1,253,990.23		

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

	Annual Budget 10/1/24 - 9/30/25	Actual May-25	Year To Date Actual 10/1/24 - 5/31/25
MAINTENANCE EXPENDITURES			
Contingency/Reserve	200,000	0	6,750
Lakes Maintenance	12,000	619	5,102
Roads Maintenance/Reserve	50,000	400	24,595
Stormwater Drainage/Reserve	40,000	13,526	14,476
Stormwater Drainage System Pipe Repairs Project-Phase 2	0	0	0
Field Operations	12,000	1,000	8,000
Traffic Enforcement	0	0	6,545
Walls & Wall Fountain Maintenance	30,000	1,200	10,700
Sidewalk Maintenance/Repairs	15,000	0	0
Engineering/Inspections	45,000	3,551	20,747
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	4,015
Water & Sewage	2,500	0	215
FPL - Electrical Utility	110,000	9,447	75,522
Retention Wall Maintenance	0	0	0
Lake Bank Erosion Restoration Project	0	0	0
Lake Bank Erosion Restoration Project (Loan Payment)	0	0	0
DERM Required Stormwater Quality Improvement Project	120,000	0	8,063
TOTAL MAINTENANCE EXPENDITURES	\$ 681,500	\$ 29,743	\$ 186,482

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

	<u>Oct 24 - May 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · Administrative Assessments	108,694.28	111,781.00	-3,086.72	97.24%
363.101 · Maintenance Assessments	683,403.49	721,164.00	-37,760.51	94.76%
363.810 · Debt Assessments	732,718.09	773,141.00	-40,422.91	94.77%
363.820 · Debt Assessment - Pd To Trustee	-699,356.67	-726,753.00	27,396.33	96.23%
363.830 · Cty Appraiser & Tax Coll Fee	-14,682.00	-30,733.00	16,051.00	47.77%
363.831 · Discounts For Early Payments	-54,626.85	-61,467.00	6,840.15	88.87%
369.401 · Interest Income	28,129.45	1,200.00	26,929.45	2,344.12%
Total Income	784,279.79	788,333.00	-4,053.21	99.49%
Expense				
511.823 · DERM Req SW Quality Improvement	8,062.50	120,000.00	-111,937.50	6.72%
511.827 · Traffic Enforcement	6,545.25	0.00	6,545.25	100.0%
511.758 · FPL - Electrical	75,521.92	110,000.00	-34,478.08	68.66%
511.756 · Water & Sewage	214.76	2,500.00	-2,285.24	8.59%
511.754 · Guardhouse Exterior Maintenance	4,015.00	10,000.00	-5,985.00	40.15%
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	438.65	560.00	-121.35	78.33%
511.131 · Supervisor Fee	4,600.00	7,000.00	-2,400.00	65.71%
511.301 · Lakes Maintenance	5,102.00	12,000.00	-6,898.00	42.52%
511.302 · Roads Maintenance/Reserve	24,595.00	50,000.00	-25,405.00	49.19%
511.303 · Stormwater Drainage/Reserve	14,476.25	40,000.00	-25,523.75	36.19%
511.304 · Field Operations	8,000.00	12,000.00	-4,000.00	66.67%
511.305 · Contingency/Reserve	6,750.00	200,000.00	-193,250.00	3.38%
511.306 · Walls-Wall Fountain Maintenance	10,700.00	30,000.00	-19,300.00	35.67%
511.310 · Engineering/Inspections	20,746.95	45,000.00	-24,253.05	46.1%
511.311 · Management Fees	22,232.00	33,348.00	-11,116.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
511.315 · Legal Fees	13,105.00	20,000.00	-6,895.00	65.53%
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	2,071.95	3,750.00	-1,678.05	55.25%
511.513 · Postage and Delivery	288.14	700.00	-411.86	41.16%
511.514 · Office Supplies	590.90	1,400.00	-809.10	42.21%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,138.75	4,200.00	-61.25	98.54%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,333.28	2,000.00	-666.72	66.66%
Total Expense	253,030.26	788,333.00	-535,302.74	32.1%
Net Ordinary Income	531,249.53	0.00	531,249.53	100.0%
Net Income	531,249.53	0.00	531,249.53	100.0%

**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	Int -1	Miami-Dade Tax Collector	03/21/25	Interest		\$ 942.45			\$ 942.45	\$ 942.45			\$ 942.45			\$ -
11	10	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 76,960.00		\$ (769.12)	\$ (47.58)	\$ 76,143.30	\$ 5,356.42	\$ 34,555.04	\$ 37,048.54	\$ 5,299.58	\$ 34,188.34	\$ 36,655.38	\$ 36,655.38
12	11	Miami-Dade Tax Collector	05/13/25	NAV Taxes	\$ 29,572.06		\$ (295.73)	\$ (0.01)	\$ 29,276.32	\$ 2,774.99	\$ 12,931.95	\$ 13,865.12	\$ 2,747.22	\$ 12,802.63	\$ 13,726.47	\$ 13,726.47
13	12	Miami-Dade Tax Collector	05/21/25	Interest		\$ 311.40			\$ 311.40	\$ 311.40			\$ 311.40			\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							
18									\$ -							
					\$ 1,522,827.04	\$ 1,988.82	\$ (14,682.00)	\$ (54,626.85)	\$ 1,455,507.01	\$ 108,694.28	\$ 683,403.49	\$ 732,718.09	\$ 103,862.98	\$ 652,287.36	\$ 699,356.67	\$ 699,356.67

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

94.82%

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.

\$ 1,524,815.86	\$ 1,455,507.01
\$ (683,403.49)	\$ (652,287.36)
\$ (108,694.28)	\$ (103,862.98)
\$ (732,718.09)	\$ (699,356.67)
\$ -	\$ -