



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 8, 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
September 8, 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**
- F. Approval of Minutes**
 - 1. August 11, 2025 Regular Board Meeting Minutes.....Page 2
- G. New Business**
 - 1. Presentation of Lake Shoreline Overlay.....Page 9
 - 2. Southern Entrance Water Feature Conversion Project Information.....Page 21
 - 3. Consider Approval of Guardhouse Decorative Trim/Molding (GFRC) Replacement.....Page 26
 - 4. Consider Adoption of Resolution No. 2025-07 - Approval of Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories.....Page 32
 - 5. Consider Adoption of Resolution No. 2025-08 - Goals & Objectives Annual Report.....Page 42
- H. Ratification & Approvals** (*Actions to be taken collectively via one [1] Motion*)
- I. Old Business**
 - 1. ENGINEER REPORT/UPDATES
 - a. Phase II Storm Drainage Project
 - b. Landshore Shoreline Repairs in Three Areas
 - 2. MANAGEMENT REPORT/UPDATES
 - a. Traffic Enforcement Services
 - b. Florida Sidewalk Solutions
 - c. Felix Clean Sidewalk Replacement Small Project
 - d. Retention Wall - Miami-Dade County, DERM, Class 1 Permit Issuance and Vegetation Removal at Tracts A, G, P and U Project
- J. Administrative Matters**
 - 1. Financial Update.....Page 45
- K. Board Member and/or Staff Comments/Requests**
- L. Adjourn**



CCCDD



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
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The Fresno Bee
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The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
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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

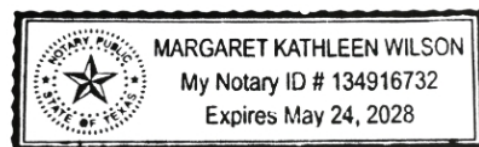
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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
AUGUST 11, 2025**

A. CALL TO ORDER

Mrs. Perez called to order August 11, 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 Albert Collazo were in attendance.

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

Also present was District resident, Kathy Crump.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

Mrs. Perez advised of the addition of agenda item I.1.c. Lake Shoreline Overlay under Old Business to the Engineer Reports/Updates. Under this agenda item a District Engineer update would be provided. In addition, Supervisor Penn Williams has requested a discussion regarding an alternative option for this matter.

Additionally, Mrs. Perez added under Old Business, Management Reports/Updates, the following agenda items: I.2.c. Class 1 Permit & Retention Wall Project and I.2.d Fence Installation.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public at this time.

F. APPROVAL OF MINUTES

1. June 16, 2025, Public Hearing & Special Board Meeting

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Milian and passed unanimously approving the minutes of the June 16, 2025, Public Hearing & Special Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Miami-Dade County Advertisement Interlocal Agreement

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement and explained that the District requires legal publications and the costs associated with them. She added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*, noting that a standard legal advertisement costs in *The Miami Herald* are well in excess of the cost paid in the past. This higher cost prompted Special District Services' management team to seek an alternative option for legal advertising. Mrs. Perez stated that her office has been in communication with the Miami-Dade County (the "County") Communications and it was determined that advertising on the County's website is an option for the Board to consider which complies with Florida Statutes and meets all the requirements. This has resulted in the County's attorney review and authorization of the District entering into an Interlocal Agreement with Community Development Districts. This is a great accomplishment that will save the District considerable costs in publications for an estimated \$707.00 annual cost. The ILA has been reviewed by District Counsel and has deemed acceptable. Ms. Wald elaborated on the agreement and provided additional information.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Penn Williams and passed unanimously approving the Miami-Dade County Advertisement Interlocal Agreement, as presented.

2. Consider Florida Sidewalk Solutions' Proposal for Sidewalk Repairs

Presented in the meeting materials was the Florida Sidewalk Solutions' proposal in the discounted amount of \$4,238.51, if approved prior to August 31, 2025, for sidewalk repairs in 64 areas.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Milian and passed unanimously approving the Florida Sidewalk Solutions' proposal in the discounted amount of \$4,238.51, if approved prior to August 31, 2025, for sidewalk repairs in 64 areas; further directing District Counsel to prepare an agreement and directing District management to execute same on behalf of the District.

3. Consider Proposal for Sidewalk Slab Replacements

An updated chart was provided via handout along with the last provided proposal from Southern Asphalt Engineering and a locations map for the nine (9) sidewalk slabs that need to be replaced.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Milian and passed unanimously approving the Felix Clean Services proposal in the amount of \$3,200 for sidewalk slab replacements; further directing District Counsel to prepare an agreement and directing District management to execute same on behalf of the District.

4. Consider Guardhouse Decorative Trim/Molding (GFRC) Replacement

Mrs. Perez advised that at the Chairman's recommendation proposals for an alternative method of repair and replacement was requested using the application of stucco banding instead of molding replacement. A handout from Elite Property Services was circulated on Friday, August 8, 2025, in the amount of \$16,250 along with other proposals that were presented in the meeting materials.

A discussion ensued and the Board requested TABLING this agenda item until the next meeting to request additional information including verification that the presented proposals include all of the existing trim and not just what was presented on the plans (which is not inclusive of all the details). The Board requested an alternate price to address only the trim surrounding the windows and doors; solely from the companies that are fully insured, as required.

H. RATIFICATIONS AND APPROVALS (H1 through H4 were considered in one MOTION)

1. Felix Clean Service – Supplied & Installed New Power Defender Variable Speed 2.7hp Pump

Mrs. Perez reminded the Board of the previously presented two (2) proposal options that were distributed via handout; one for a complete replacement of equipment in the amount of \$15,700 and the other including a refurbished 7.5hp fountain pump with replacement of remaining equipment in the amount of \$9,900. All items provided include a one-year warranty for parts and labor. The Board elected not approving the replacement at that time.

Since then, the Power Defender variable speed 2.7hp pump stopped working and has been replaced, with the Chairman's approval, and we are seeking ratification and approval in the amount of \$2,800, which was completed as of the first week of July.

Additionally, the service provider has advised the District that under the current circumstances, with equipment not functioning as intended, it is not feasible to maintain the water quality at the expected standard. Mr. Galvis, the District Field Ops Manager, contacted Mr. Delgado, the owner of Felix Clean, twice last week regarding complaints about the pond conditions. He explained that due to the ongoing issues with the equipment, he has had to dedicate additional time and staff to meet the requirements, which presents a challenge given that the District continues to compensate him at a fixed monthly rate according to the terms of the agreement.

Mr. Delgado has asked that I share this information with the Board. Mrs. Perez provided the updated proposals via handout concerning the supply and installation of a Pentair EQ Series 7.5hp pump and a 115v blower (exhaust fan) for the equipment pit.

Chairman Fonte stepped away from the meeting at approximately 4:50 p.m. and returned at 4:51 p.m.

Supervisor Fonte suggested that a survey for the response of the homeowners be conducted by the Association to determine if the community would be in favor of turning the water feature into a hardscape feature and for the same to be repurposed into a landscape feature. A discussion ensued prior to requesting a survey. District management was directed to gather information and proposals for the removal of the pit and water feature equipment, creating needed penetrations to provide filtration and for plaster repairs, as needed, to address areas where water feature components are removed, as well as installation of irrigation and landscaping. With that being said, the costs will assist in determining the feasibility of this modification.

2. First Choice Electric – Relocation of Electrical Panel for Water Feature

During the installation process of the fence, it was determined that the electrical panel that provides power to the water features, the security gate systems and the irrigation system was located on the perimeter wall within the neighboring property with no easement to access said equipment. Therefore, First Choice (the Association's preferred vendor that is familiar with the equipment) was engaged to move the panel to an appropriate location within the newly fenced in area. Chairman Fonte approved this work after negotiating the cost to a lower amount of \$6,000. First Choice is currently dealing with the Town of Cutler Bay (permit for this panel relocation). The biggest part of the job is the trenching which has been completed, and the panel relocation is scheduled to be completed this week. The last panel of the fence has been purposely removed to allow this work. It will be reinstalled as soon as it has been completed.

3. Headley Construction Group – Cold Patch Installation to Fill Pothole

This is for the Headly Construction Group Estimate 1680, dated July 29, 2025, in the amount of \$250 for the Cold Patch installed on August 5, 2025. Said work has been completed.

4. Raptor Vac – Stormwater Management System for Two (2) Baffle Installations

Raptor Vac proposal dated July 30, 2025, in the amount of \$726 to provide and install two (2) baffles in the stormwater management system. According to Raptor, the two (2) baffles have already been replaced. Raptor will forward a report to the District. However, they recommend replacing a third baffle within one of the same structures. They will provide a proposal for the third baffle. Kindly note that the baffles are less than the amount presented in the agreement (currently \$500 per baffle), as Raptor was able to get a discounted price and passed the savings on to the District in the amount of \$274.

For the Board's consideration related to the above agenda item H.1: Two updated Felix Clean Services proposal options were provided via handout. One for the replacement of the Pentair EQ Series 7.5hp pump and a 115v blower (exhaust fan) and installation at the water feature pit with new equipment and the other to replace the equipment with a refurbished option.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Penn Williams and passed unanimously ratifying and approving the above agenda items H1 through H4, as presented.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Penn Williams and unanimously passed approving the Felix Clean Services, LLC proposal for refurbished equipment inclusive of a Pentair EQ Series 7.5hp pump and a 115v blower (exhaust fan) and installation at the water feature pit in the amount of \$7,100.

I. OLD BUSINESS

1. Engineer Updates

a. Phase II Storm Drainage Project

Mrs. Perez noted, pursuant to Mr. Camacho, "We are still awaiting confirmation from the HOA and Raptor Vac that all drainage deficiencies at the clubhouse have been corrected. I followed up with Raptor Vac, and they confirmed there was a delay in procuring the last remaining baffles for installation. Once we receive confirmation from the HOA that all deficiencies have been addressed, we will proceed with scheduling the inspection required to move forward with the Phase II project."

b. Landshore Shoreline Repairs at Three Areas

Mrs. Perez noted, pursuant to Mr. Camacho, "Currently in the permitting process with Miami-Dade County, per Town of Cutler Bay requirements."

c. Lake Shoreline Overlay

Mrs. Perez noted, pursuant to Mr. Camacho, "We received the revised specific-purpose survey with cross sections from JHA Surveyors on 7/30/2025. Work on the overlay comparison began this week and is expected to be complete by the end of next week."

Supervisor Penn Williams requested that the Board consider an additional option with regard to the overlay project, recommending that the District have a third party conduct the overlay. During a Teams meeting with the Surveyor that was requested by Supervisor Penn Williams. The request for a proposal for said service was made by the Supervisor. Supervisor Penn Williams provided a handout with information that she had gathered. Chairman Fonte recommended that meetings with the contractors

and/or vendors be held during District meetings where all the Members of the Board, collectively, have the same opportunities to hear the information being provided and to ask questions as well. He added that last-minute handouts and/or information being circulated at the meeting will not be accepted. He furthered that all Members of the Board and Staff receive an email indicating the deadline to provide information and that everyone on the Board takes the time to review the information in advance of the meeting. Chairman Fonte also noted that this was not the first time this had been done and this practice does not provide the Members of the Board with the time needed to review the information and prepare for the discussion. The Chairman stated that the Board would not accept the handout and for future meetings, materials could be presented in the meeting book for Board consideration.

A lengthy and at times heated discussion ensued amongst the Board Members.

A **MOTION** was made by Supervisor Penn Williams, requesting a proposal from JHA to conduct an overlay and that it include the information that was provided via handout by Supervisor Penn Williams. This **MOTION** failed for lack of a second.

A **MOTION** was made by Supervisor Collazo, seconded by Supervisor Penn Williams requesting a proposal from JHA to conduct an overlay and that it include the information that was provided via handout by Supervisor Penn Williams. Upon being put to a vote, the **MOTION** failed on a vote of 2 to 2 with Supervisors Fonte and Milian dissenting.

A **MOTION** was then made by Supervisor Penn Williams, seconded by Supervisor Collazo requesting that the informational handout be forwarded to the District Engineer to be taken into consideration with the overlay that is being conducted. Upon being put to a vote, the **MOTION** failed on a vote of 2 to 2 with Supervisors Fonte and Milian dissenting.

Further discussions ensued at length amongst the Board Members, including clarification as to the role of the surveyor versus the role of the engineering services, etc. The Chairman reviewed items from the handout with the Board and provided clarification on certain items are standard practices. Supervisor Penn Williams provided the Board with her concerns and reasons leading her to request outside opinions. Chairman Fonte asked Supervisor Penn Williams and the Board if they wanted to go out for engineering bids but no action was taken.

2. Management Report/Updates

a. Traffic Enforcement Services

Mrs. Perez advised that no traffic enforcement services were scheduled for the month of July and service has been scheduled for August 2025 and September 2025, using the remaining budget funds that were allocated for this fiscal year.

b. District Request for Homeowner Association Collaboration to Have Engineer Review Homeowner Modifications

Mrs. Perez advised that on June 25, 2025, she received notification via email from Ms. Gavilan advising the District that at the Association meeting the Board addressed the District's request and voted against the adoption of any rule requiring District/District Engineer approval for ACC requests mainly due to the additional cost that would be passed on to the residents.

Chairman Fonte stated that not working together with the Association will result in damages to the stormwater management system resulting in additional costs for modifications to the system as said

modification obstructs the flow of water to the intended storm drains. Supervisor Collazo, who also serves on the Association committee, will confirm the Association's decision on this matter.

c. Class 1 Permit & Retention Wall Project

Mrs. Perez noted that as of the last update this month, Mr. Davis of Davis Environmental advised that the permitting process was delayed by approximately sixty (60) days and noted that no inspections had been conducted as of yet. He has been in communication with the department and has offered to make himself available for assistance and requested expedition of this process.

d. Fence Installation Project Behind Southern Entrance Water Feature

Mrs. Perez advised the Board that the work had been completed and inspected but the final end piece was pending reinstatement to be completed upon the completion of the electrical work that is being conducted. Additionally, per the inspectors request, the final inspection for this permit/project will be scheduled after a "post construction survey" has been submitted.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through July 31, 2025, and indicated that available funds were \$1,189,637.66.

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

2. Accept and Receive 2025 Engineer's Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's consideration.

A **MOTION** was made by Supervisor Penn Williams, seconded by Supervisor Collazo and unanimously passed accepting and receiving the District's 2025 Annual Engineer's Report, as presented.

3. District Counsel Legislative Update

Ms. Wald provided a brief overview of the Legislative Update.

K. BOARD MEMBER/STAFF COMMENTS/REQUESTS

Mrs. Perez reminded the Board that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, due by July 1, 2026, the hours must be completed no later than December 31 of this year. She further noted that links to two training sessions were available on the website.

Supervisor Penn Williams added that she understood the reason for providing the materials in the meeting book and confirmed that for future meetings she would provide that information accordingly.

District management was directed to invite the Association Board and management to an upcoming meeting to discuss the following items:

- The Association protocol for the approval process pertaining to modifications made in front of the properties that may affect the District infrastructure negatively. The concern is to avoid further modifications that may create additional costs to the District/community resulting from modifications that may impede the intended function of the stormwater management system; for example: resulting in ponding and earlier deterioration of the roads.
- Consideration of turning the existing southern entrance water feature into a landscape feature.
- The Association's consideration of installing and maintaining hedges at the newly fenced area behind the Southern Entrance water feature.
- The Association's tree trimming plans and the impact it may have on the District infrastructure such as roads, sidewalks, and the stormwater management system.

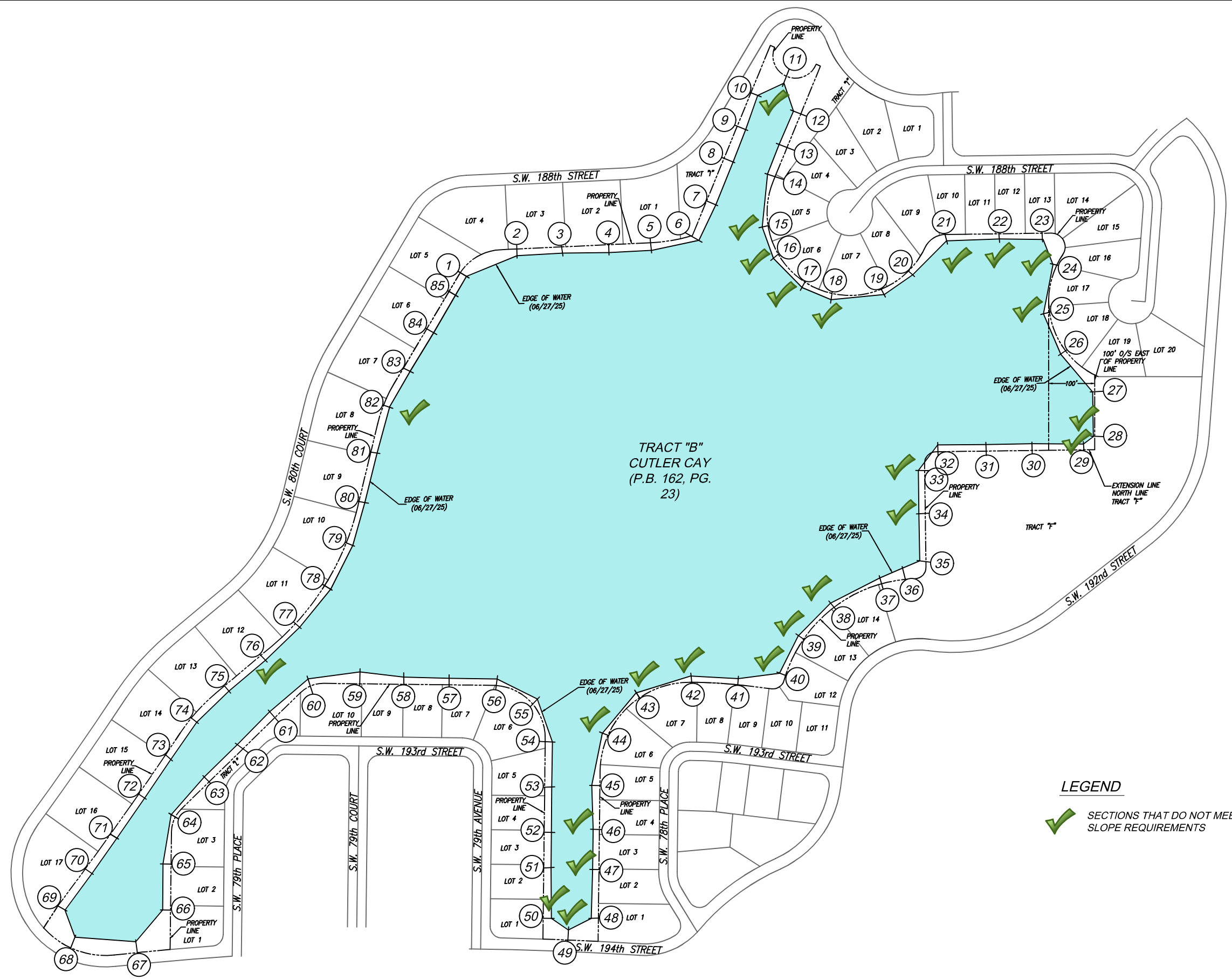
L. ADJOURNMENT

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 6:13 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

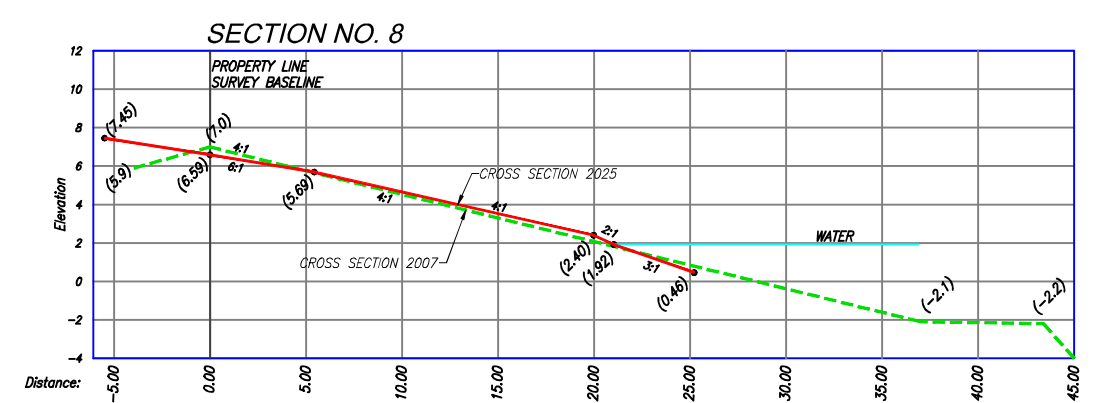
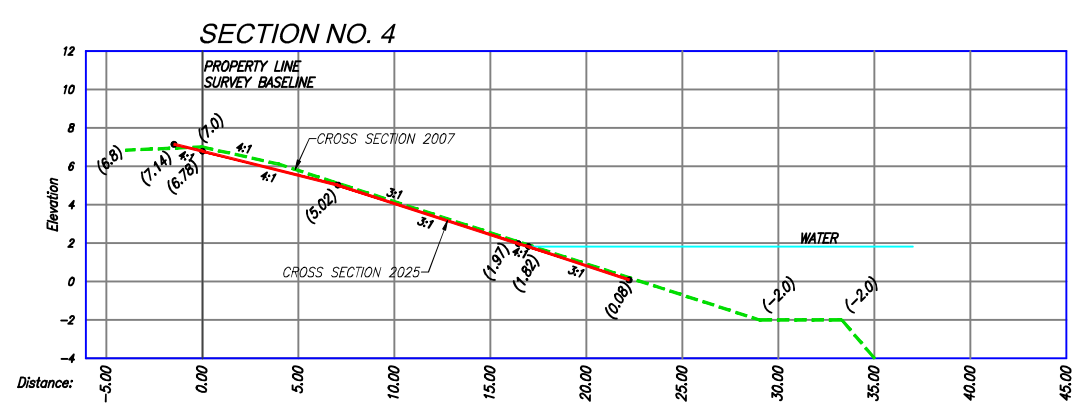
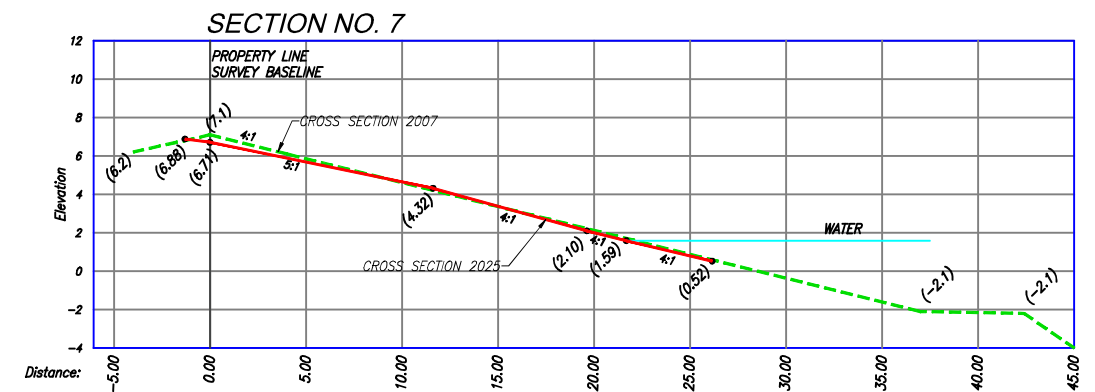
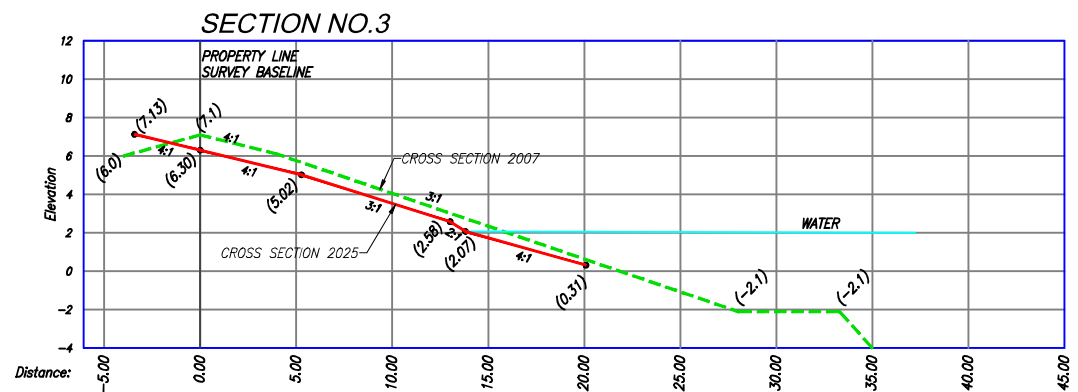
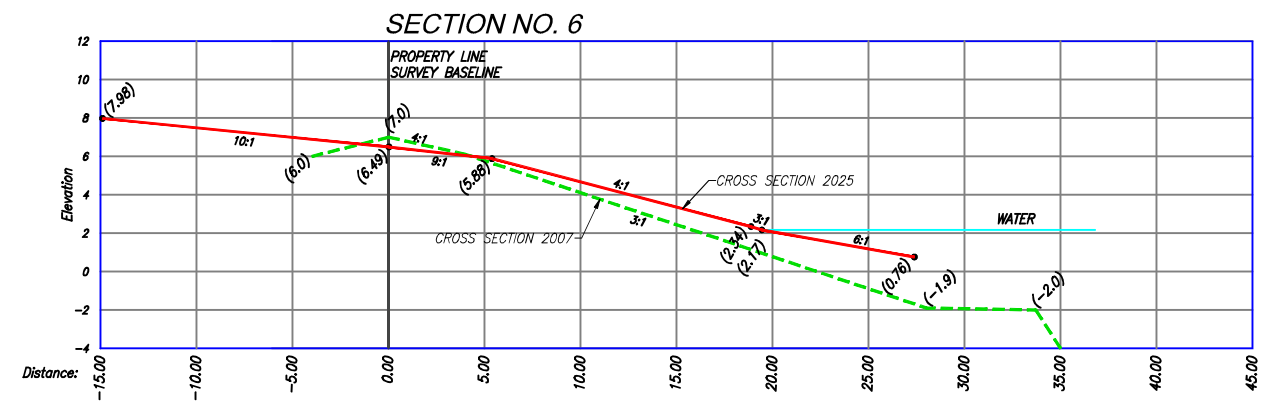
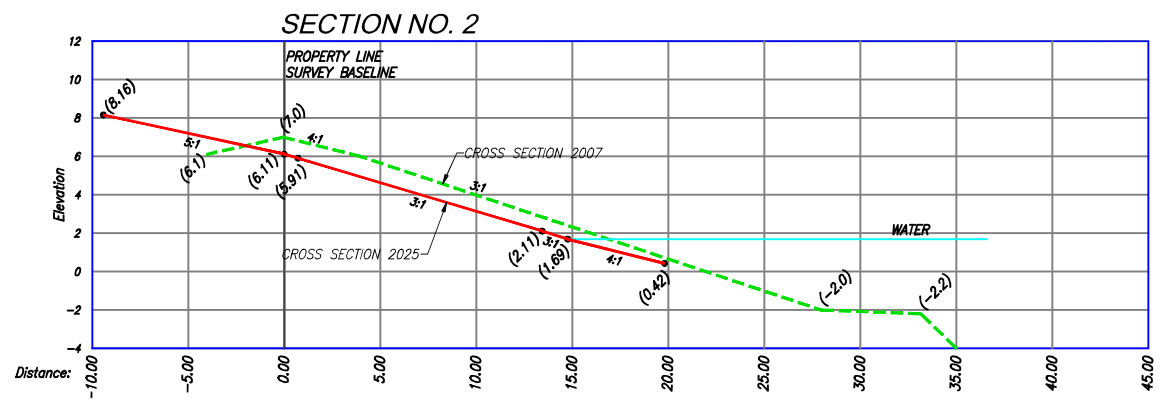
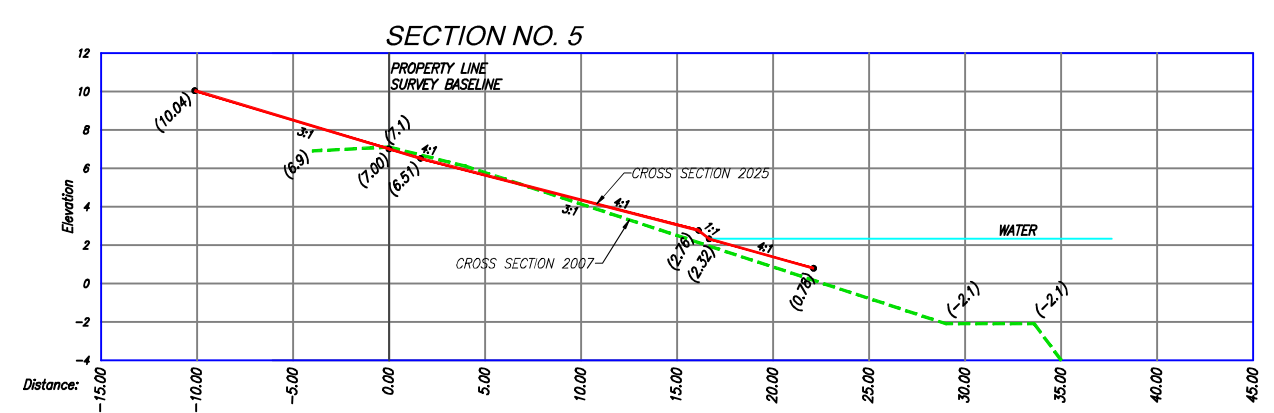
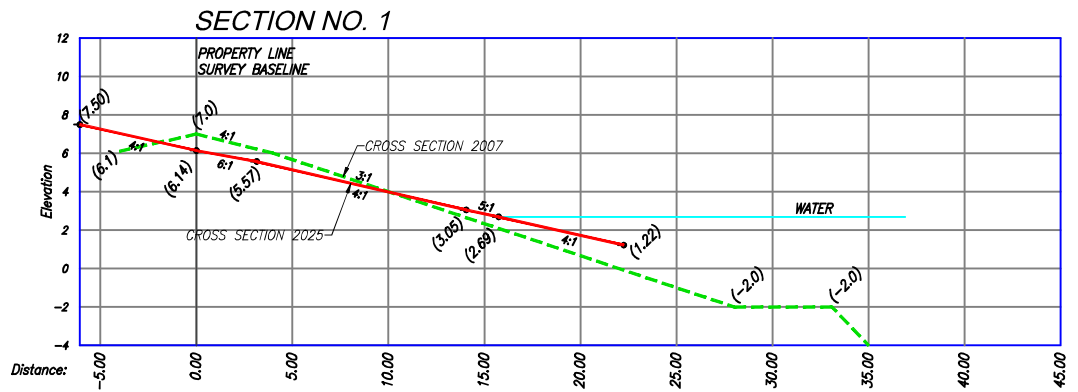
Chairman/Vice Chair



LEGEND

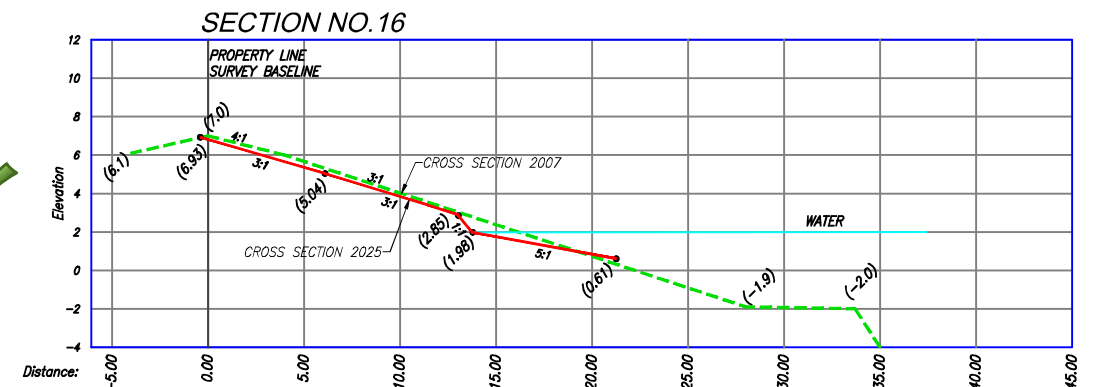
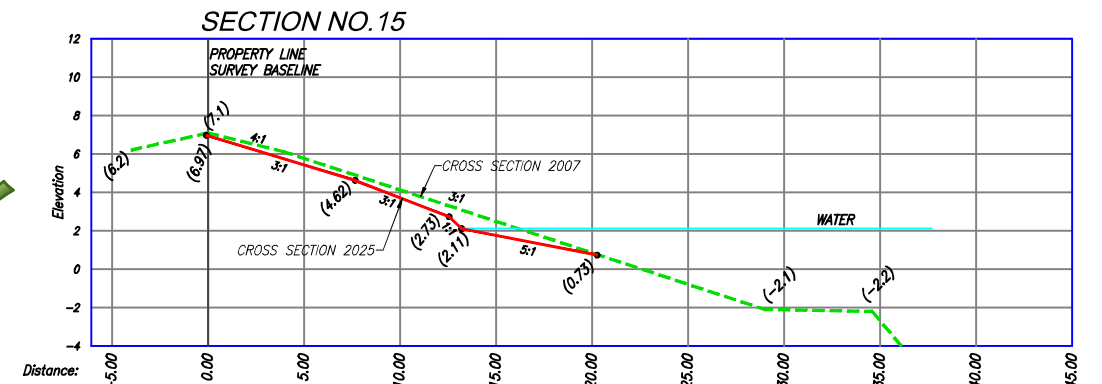
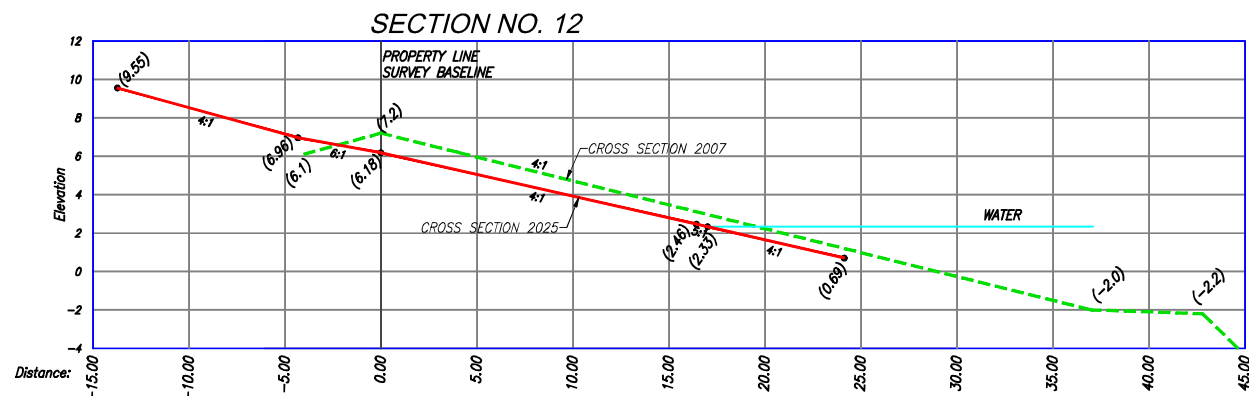
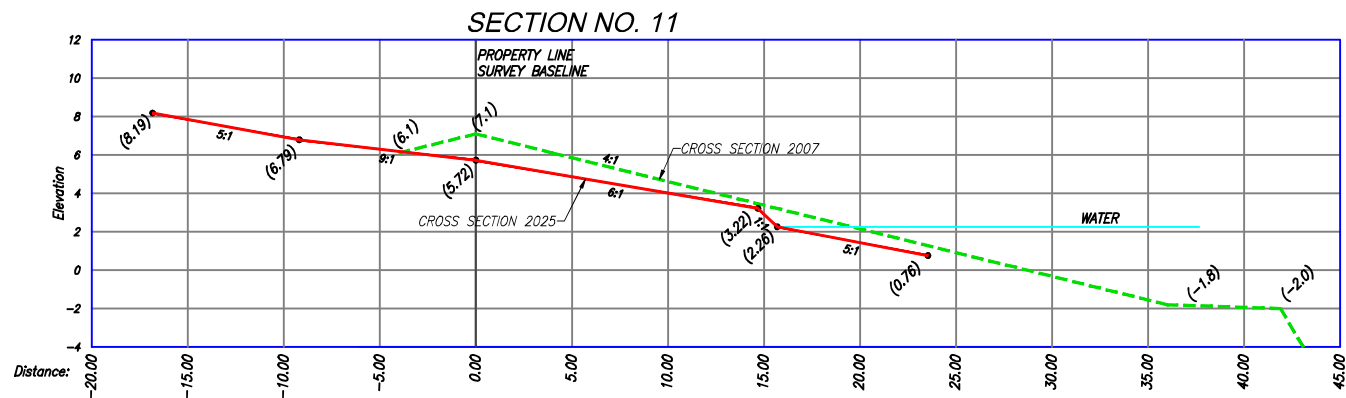
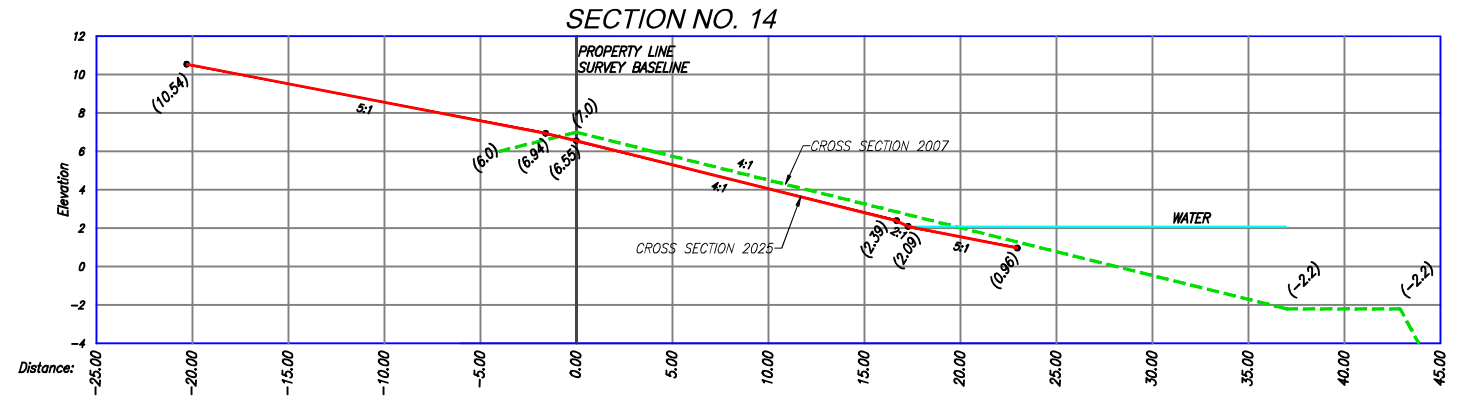
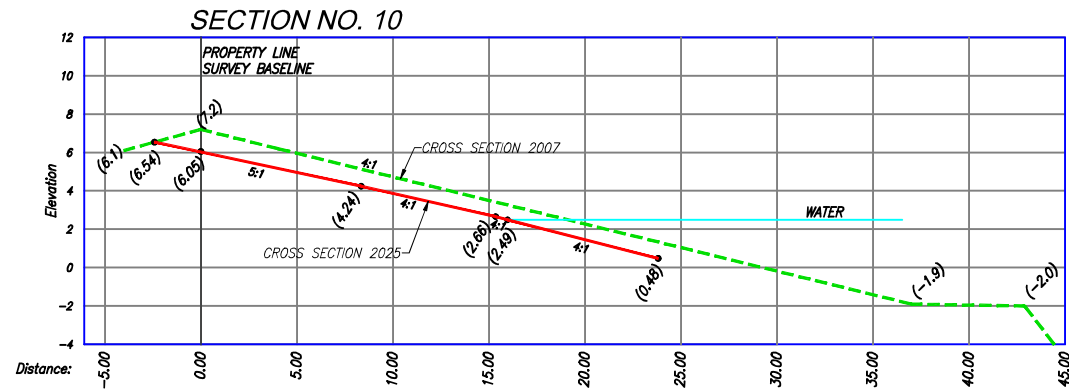
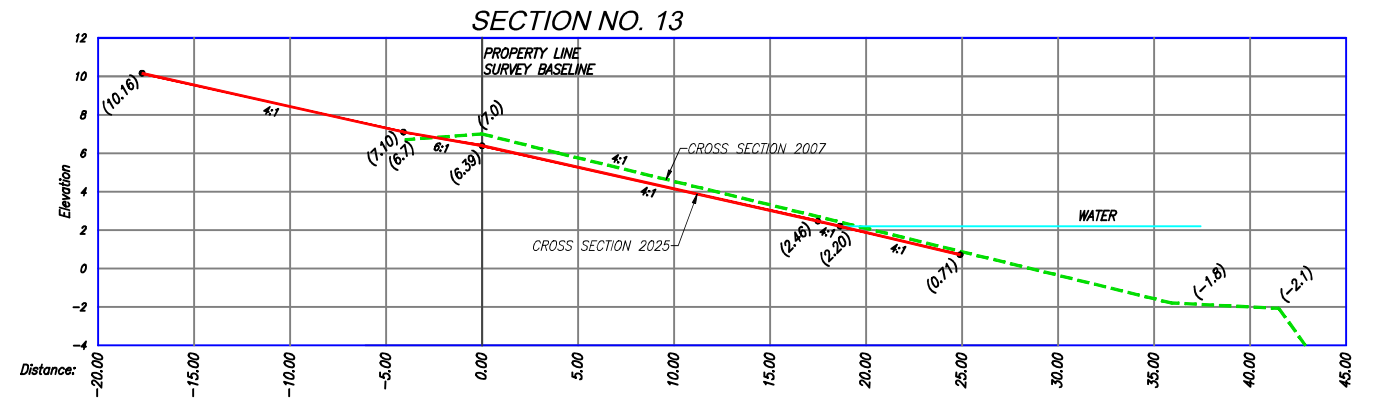
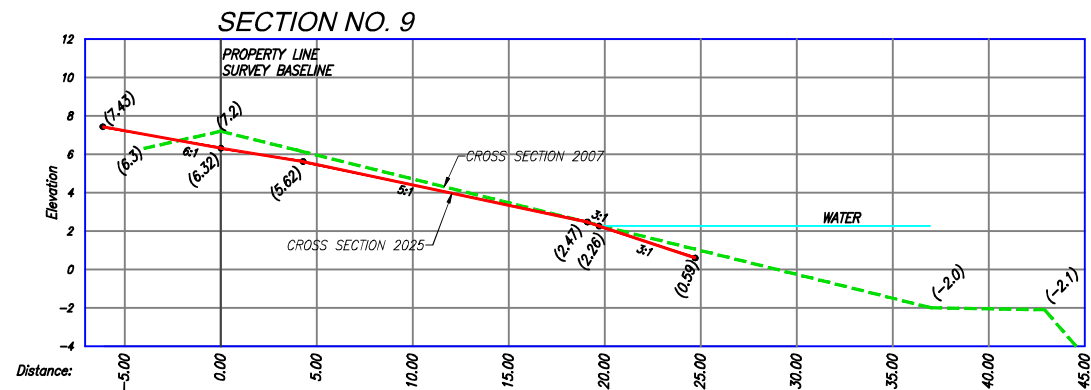
✓ SECTIONS THAT DO NOT MEET SLOPE REQUIREMENTS

REVISIONS				<div>ALVAREZ Engineers</div> <div>ALVAREZ ENGINEERS, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172</div>	CUTLER CAY LAKE EROSION ANALYSIS		LAKE CROSS SECTIONS ANALYSIS	SHEET NO. 1
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		

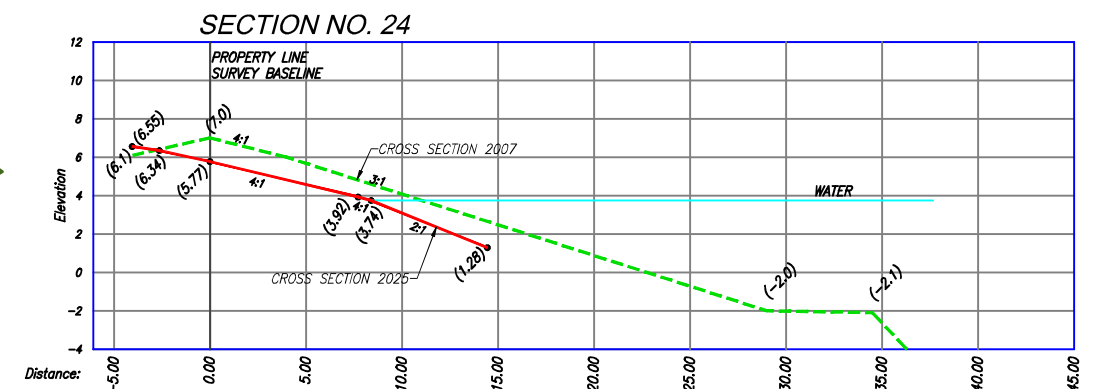
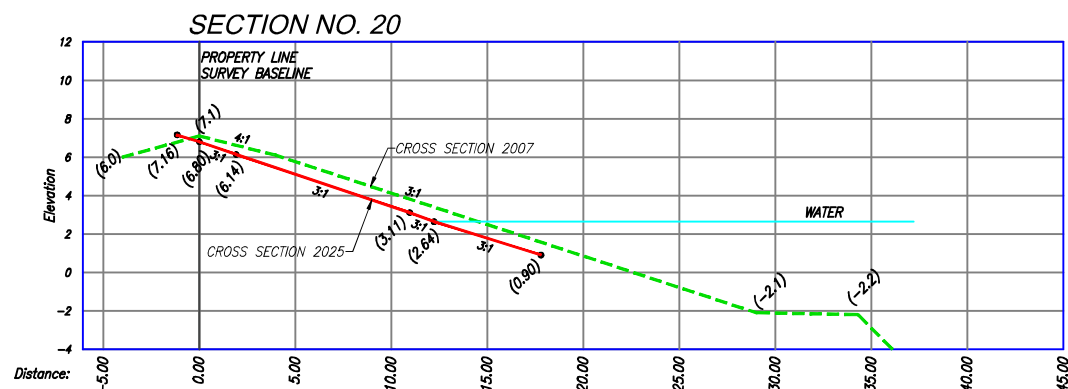
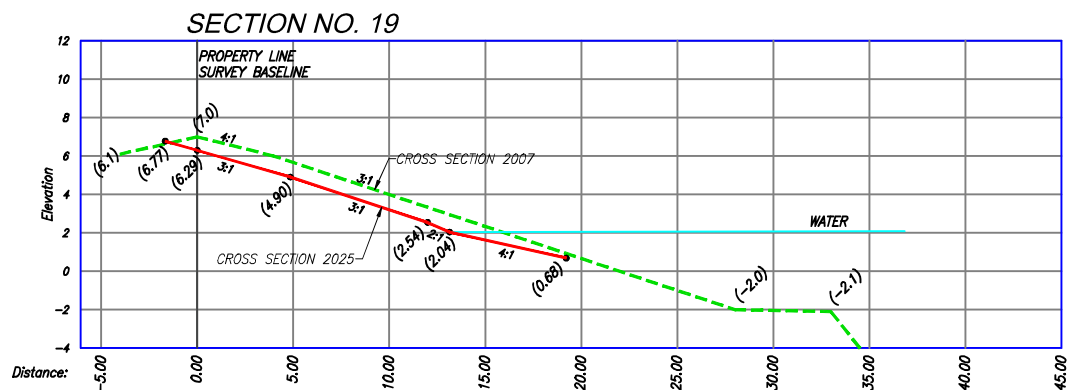
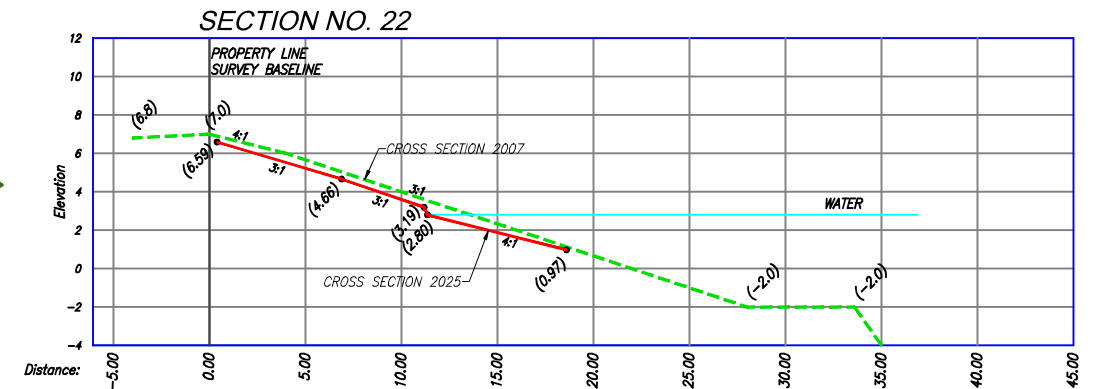
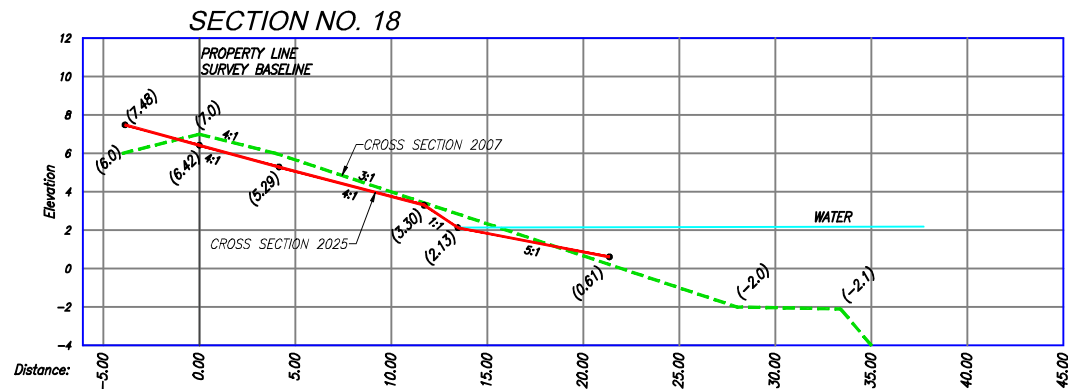
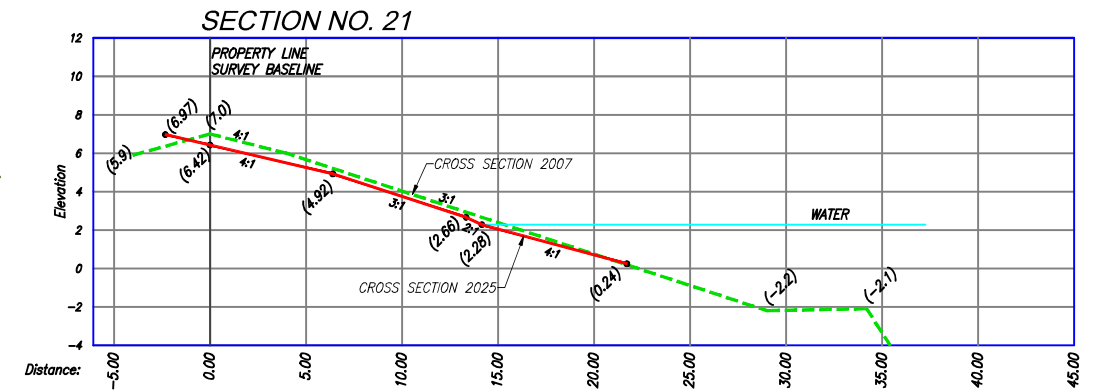
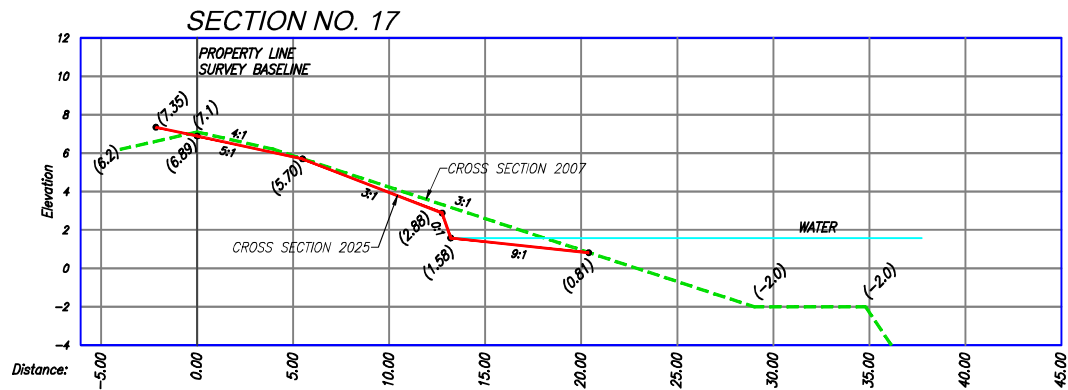


REVISIONS				<div> <p>ALVAREZ ENGINEERS, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172</p> </div>	CUTLER CAY LAKE EROSION ANALYSIS		LAKE CROSS SECTIONS	SHEET NO. 2
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		

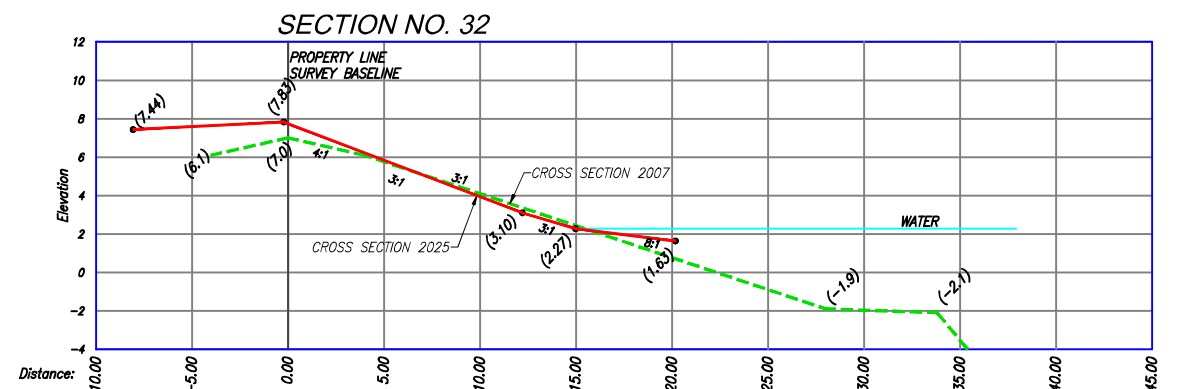
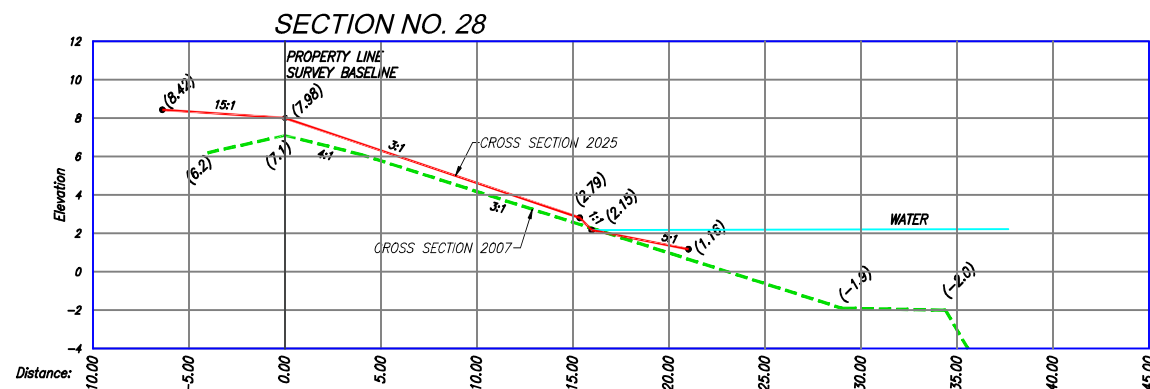
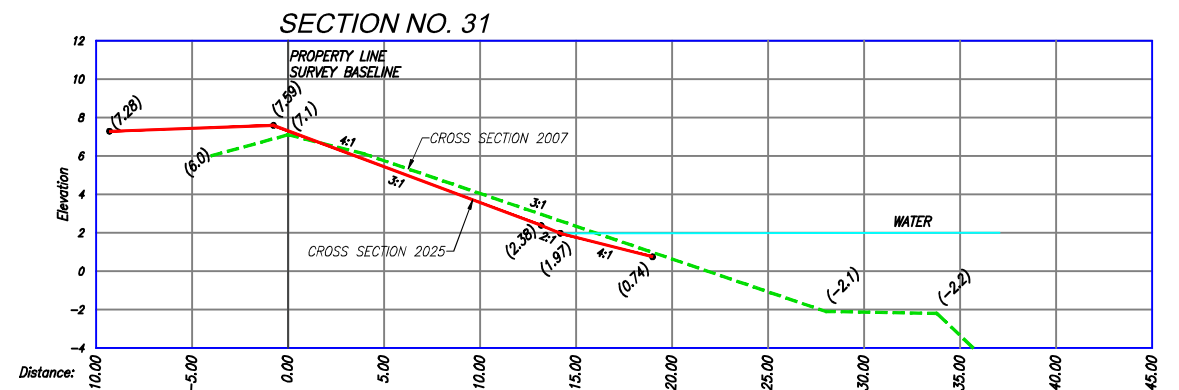
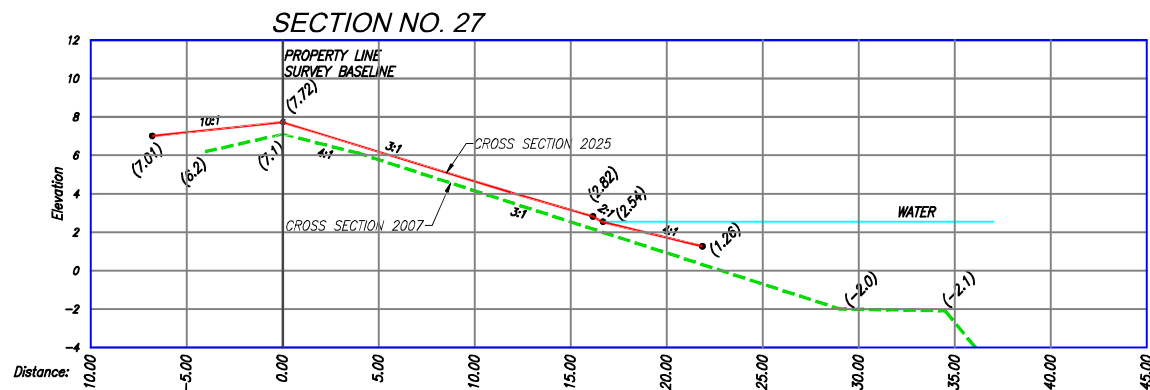
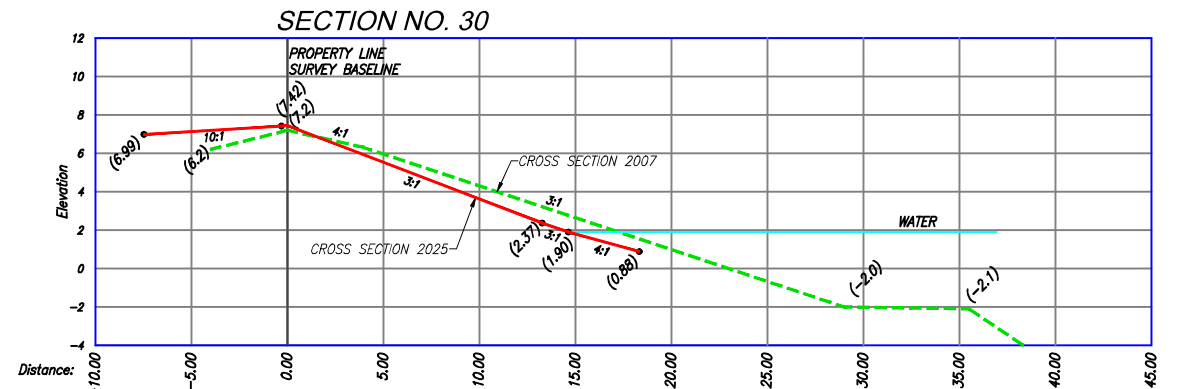
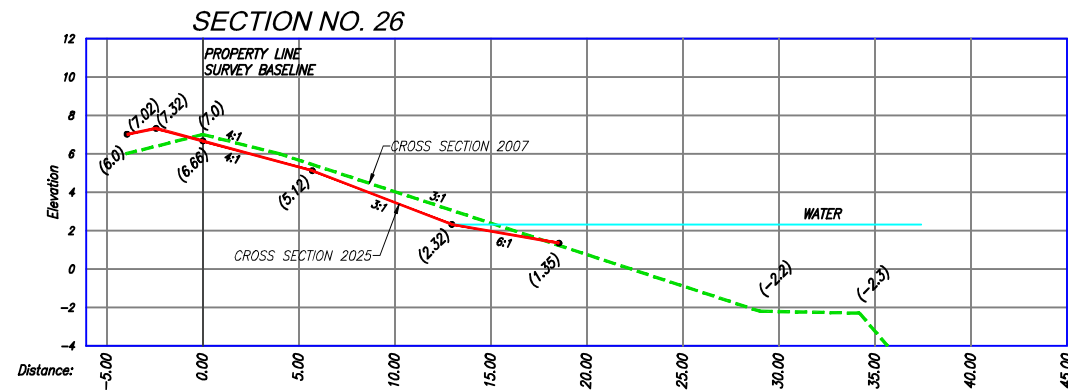
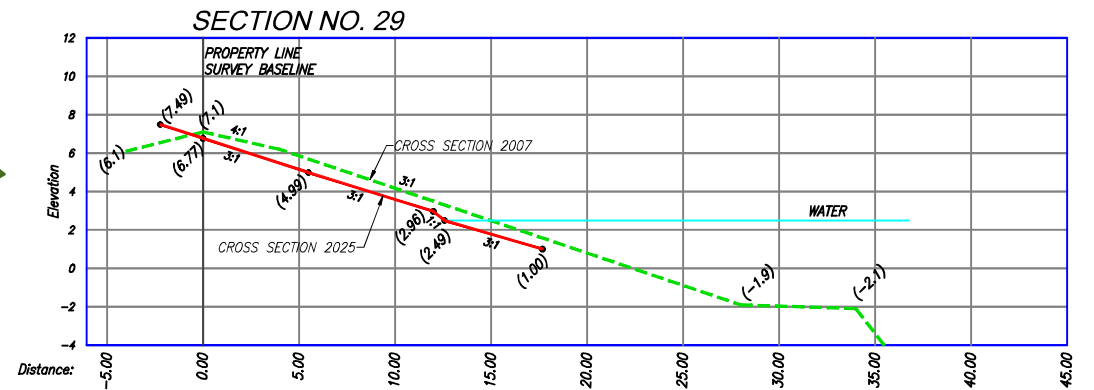
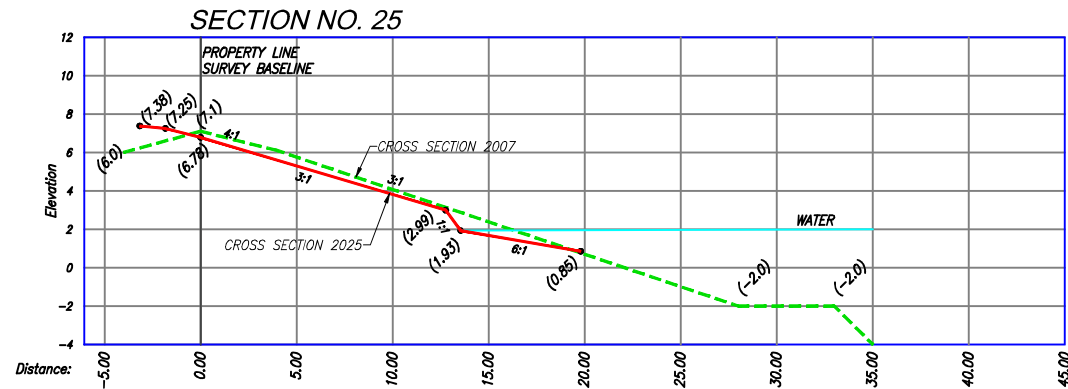
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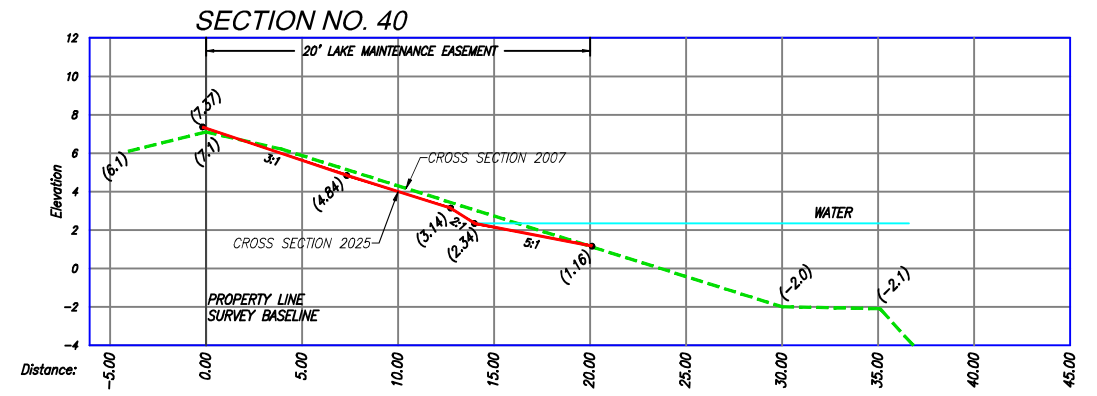
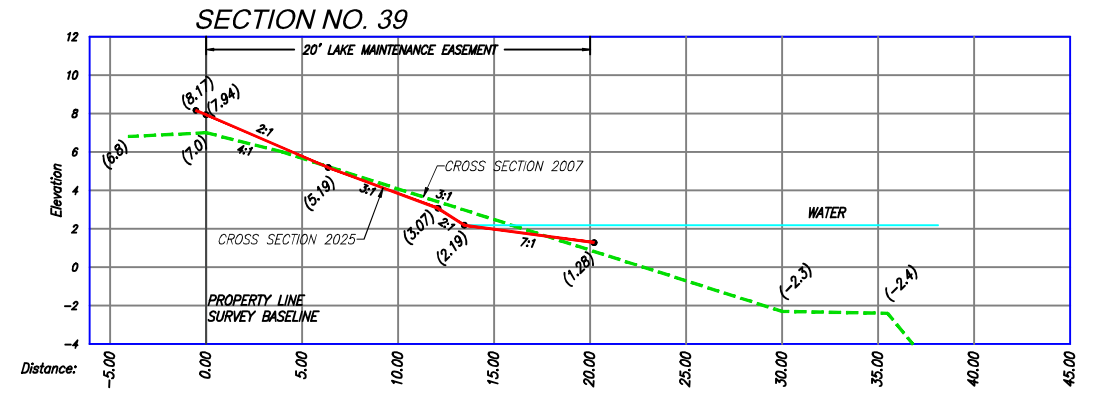
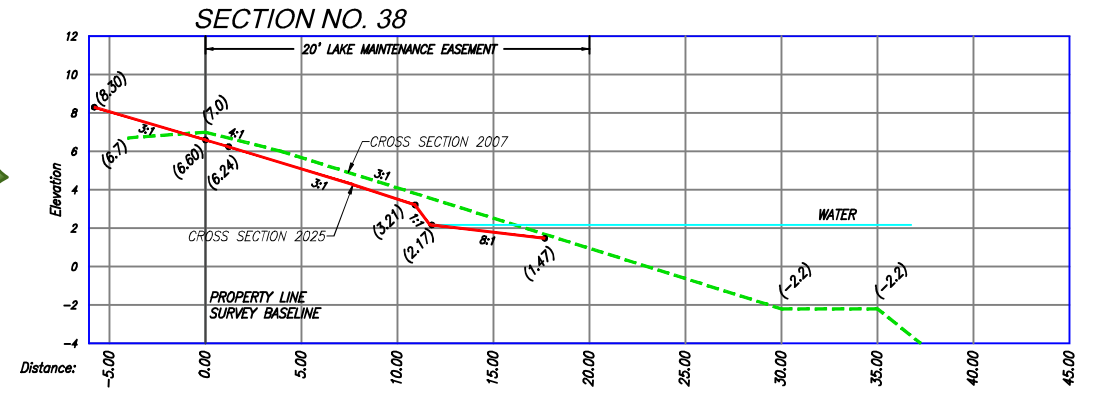
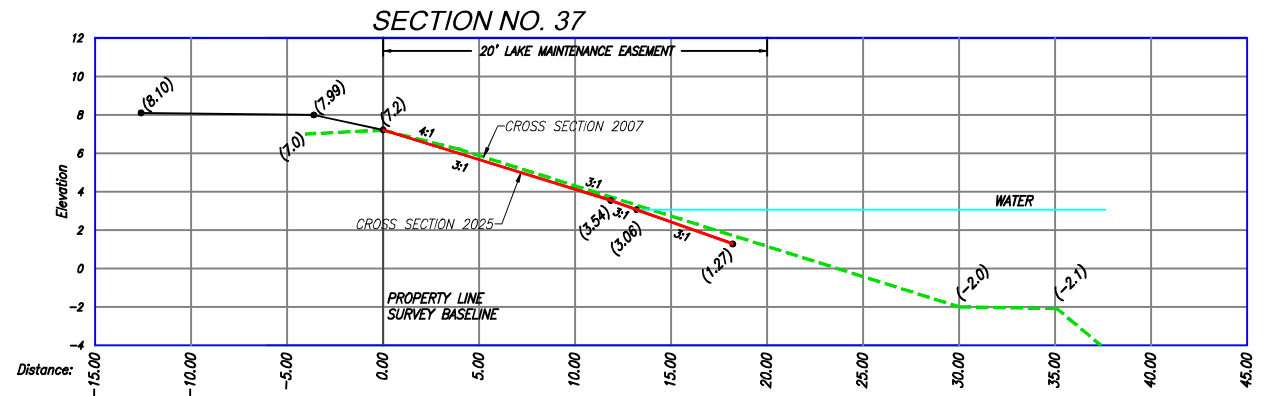
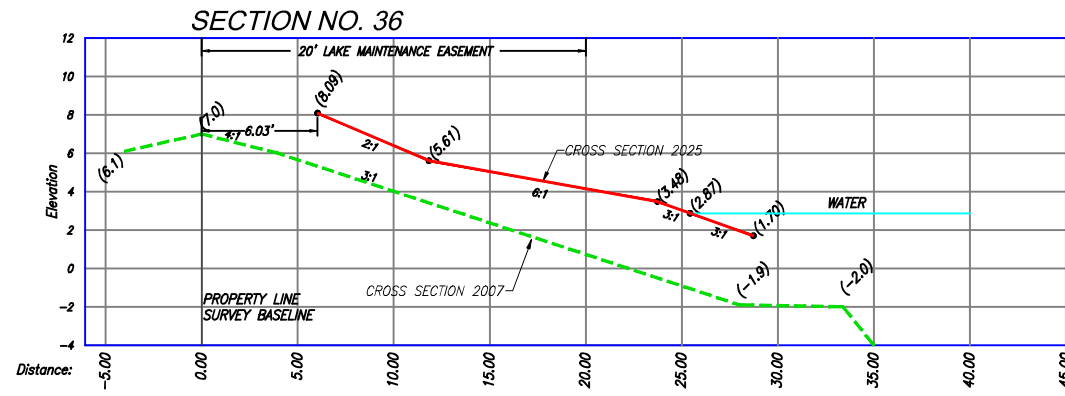
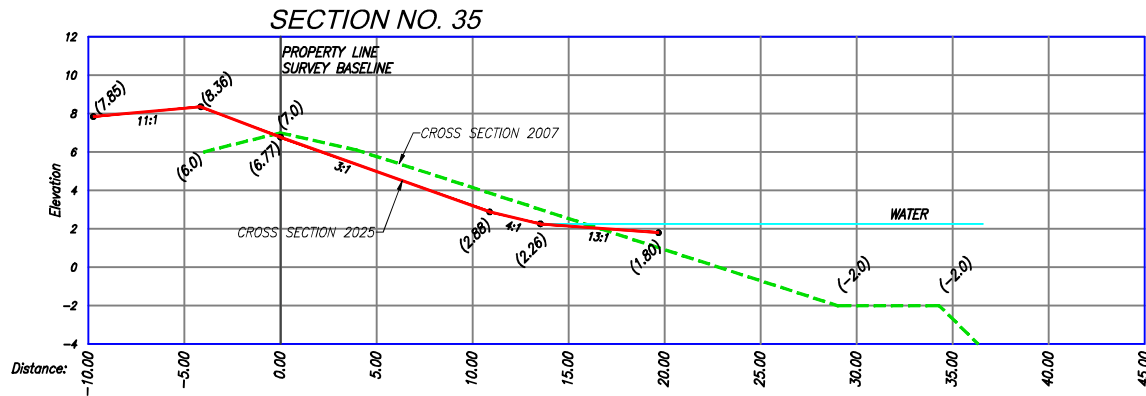
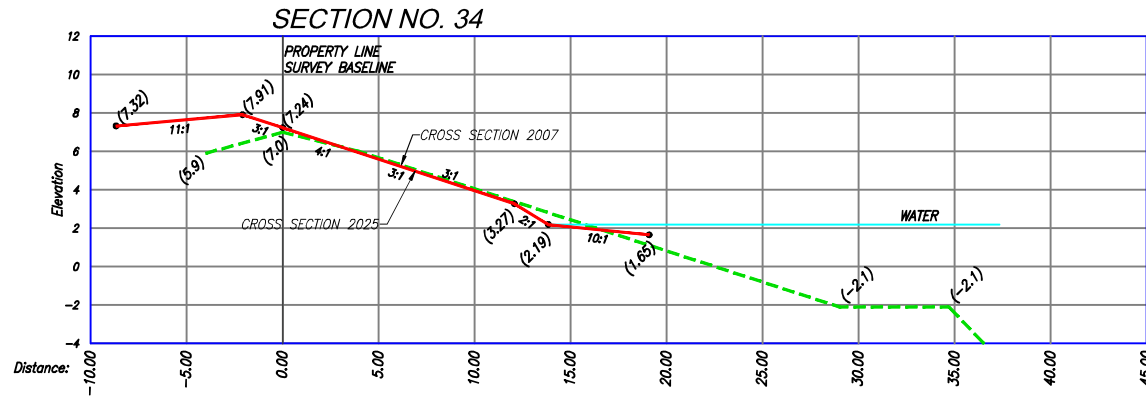
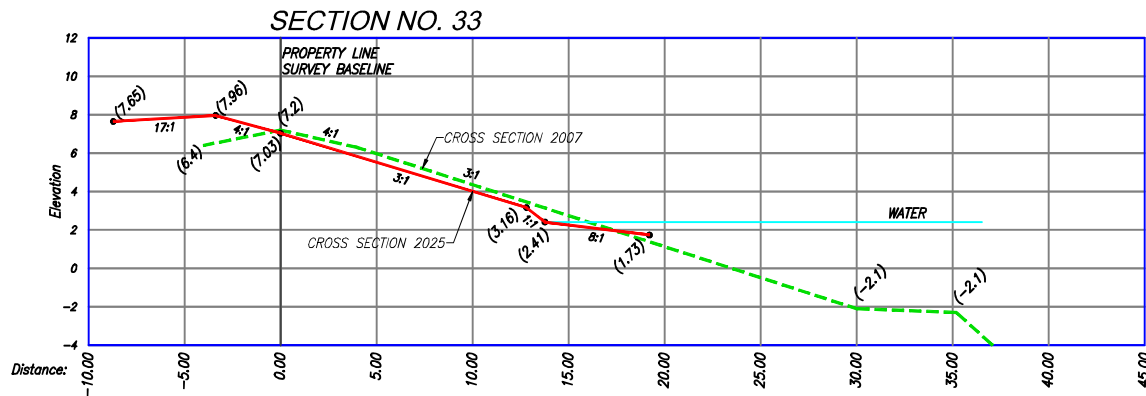
REVISIONS				<div>  Alvarez Engineers ALVAREZ ENGINEERS, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172 </div>	CUTLER CAY LAKE EROSION ANALYSIS		LAKE CROSS SECTIONS	SHEET NO. 3
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		



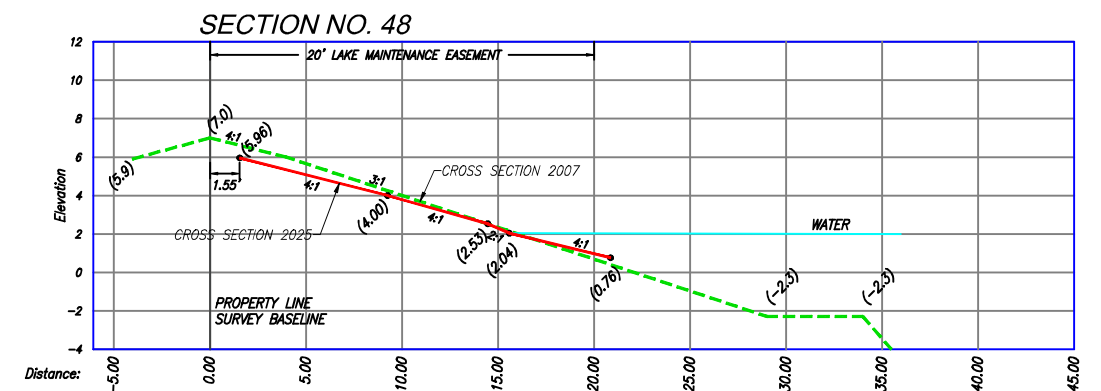
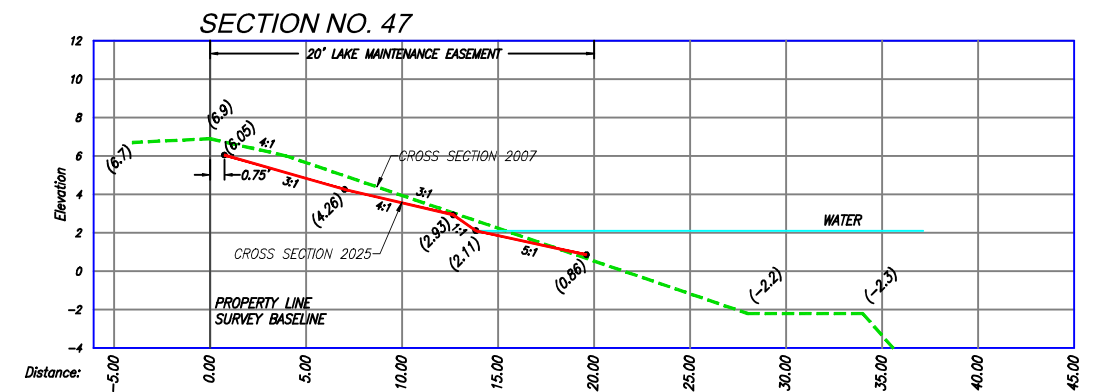
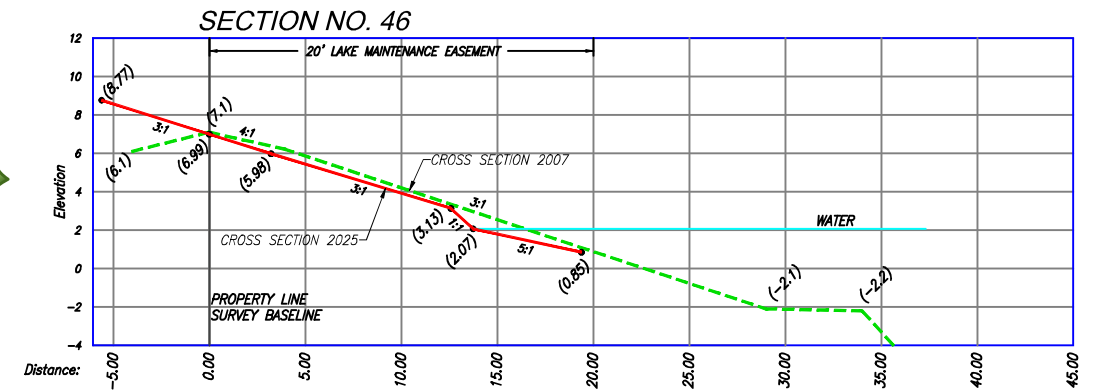
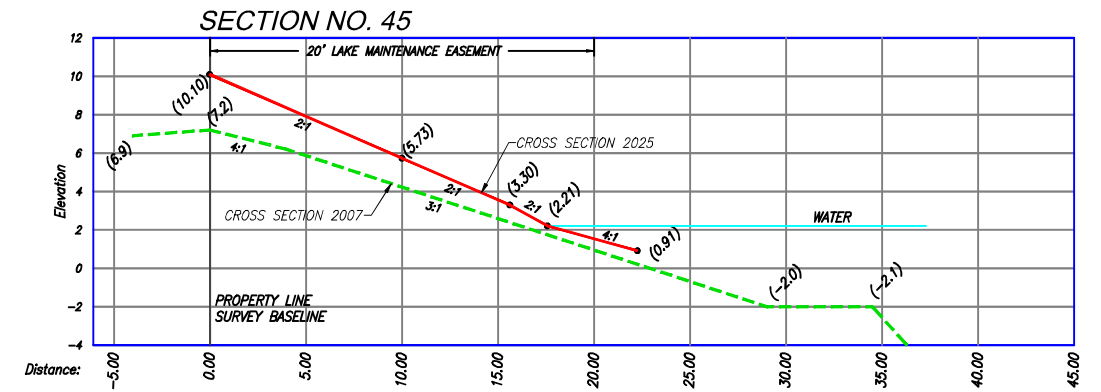
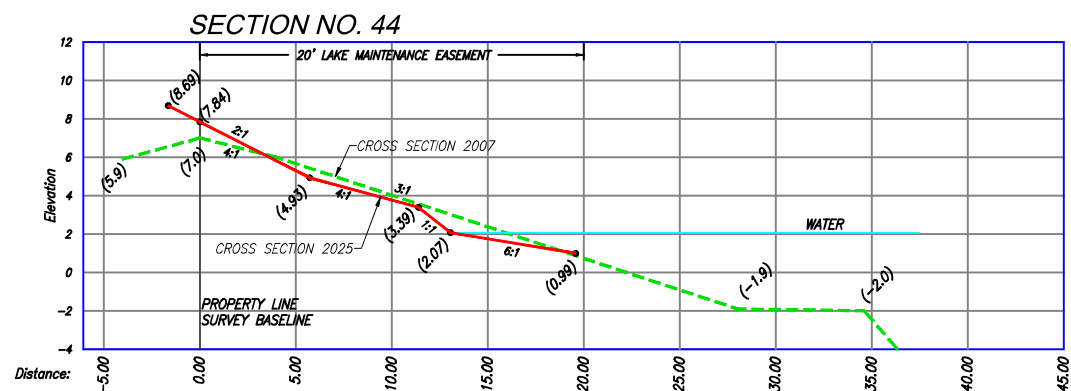
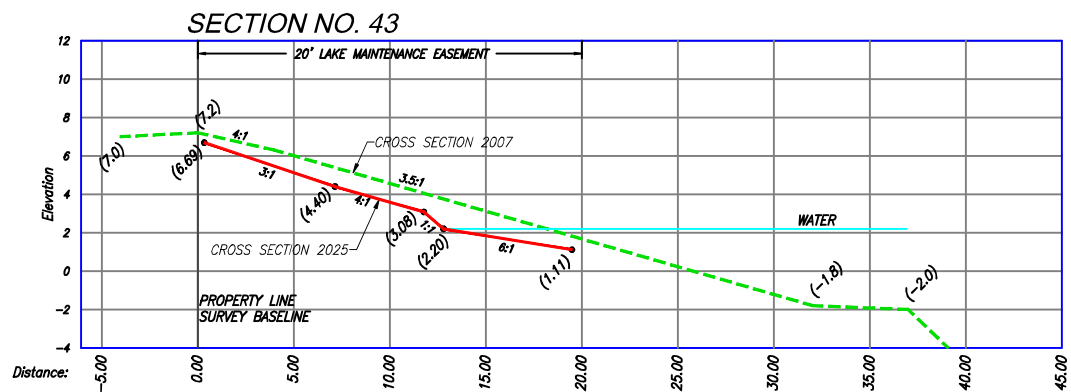
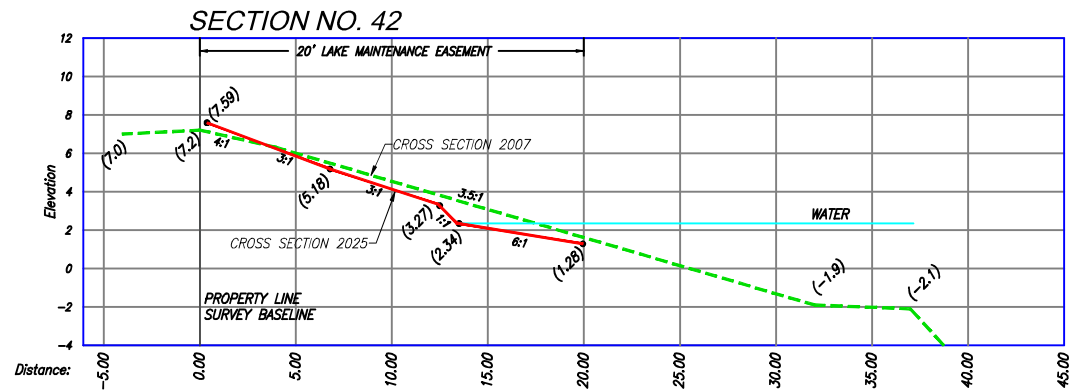
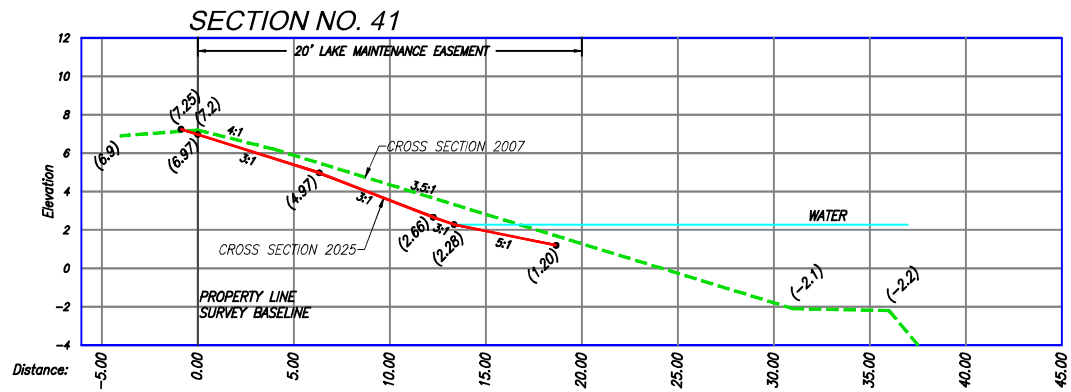
REVISIONS				<div> Alvarez Engineers ALVAREZ ENGINEERS, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172 </div>	CUTLER CAY LAKE EROSION ANALYSIS		LAKE CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		4



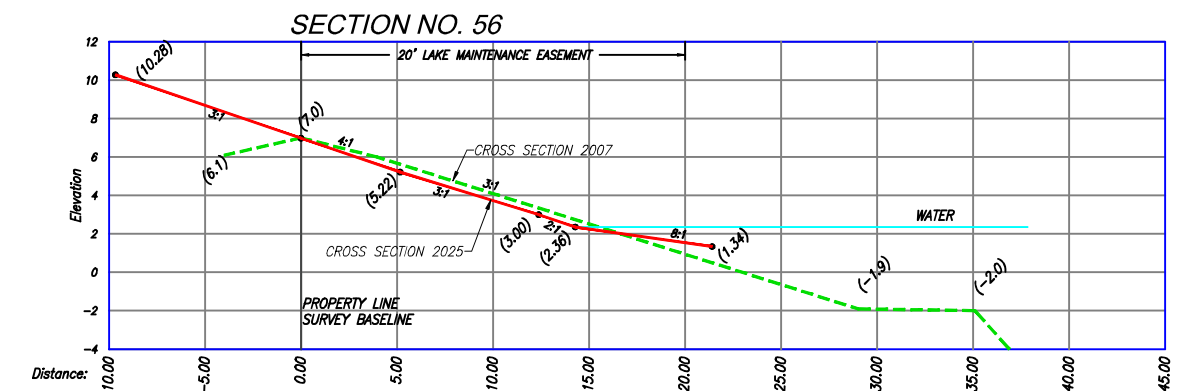
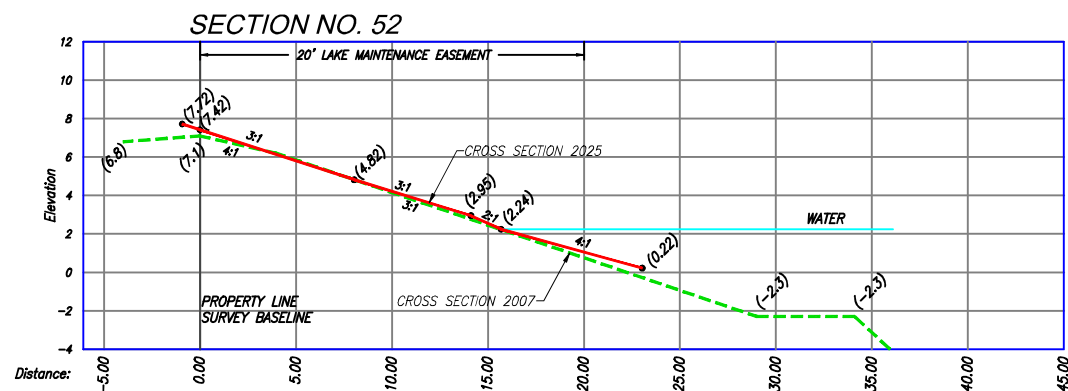
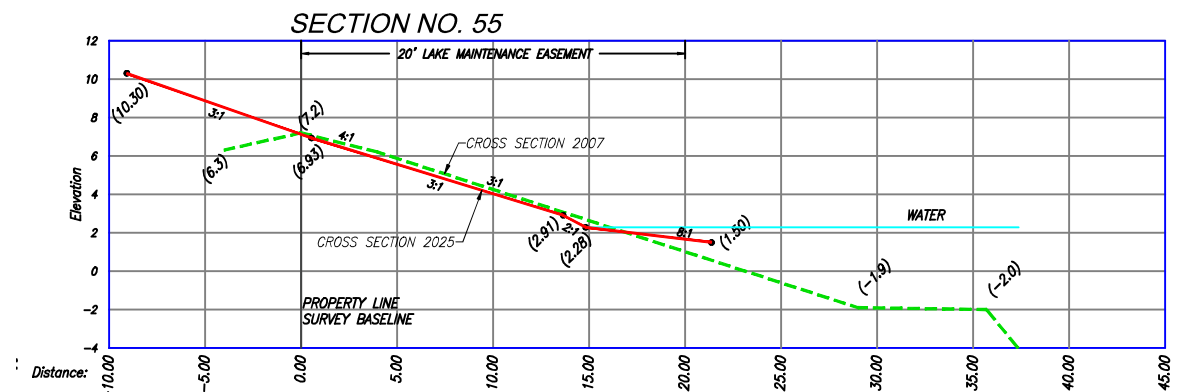
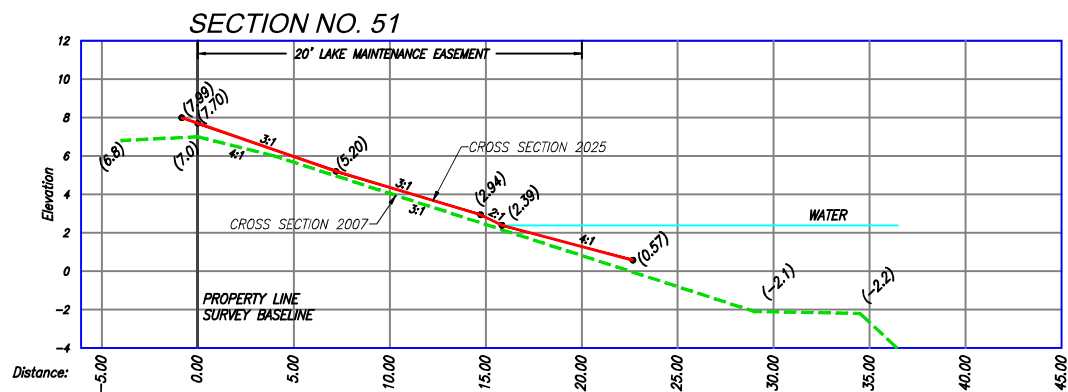
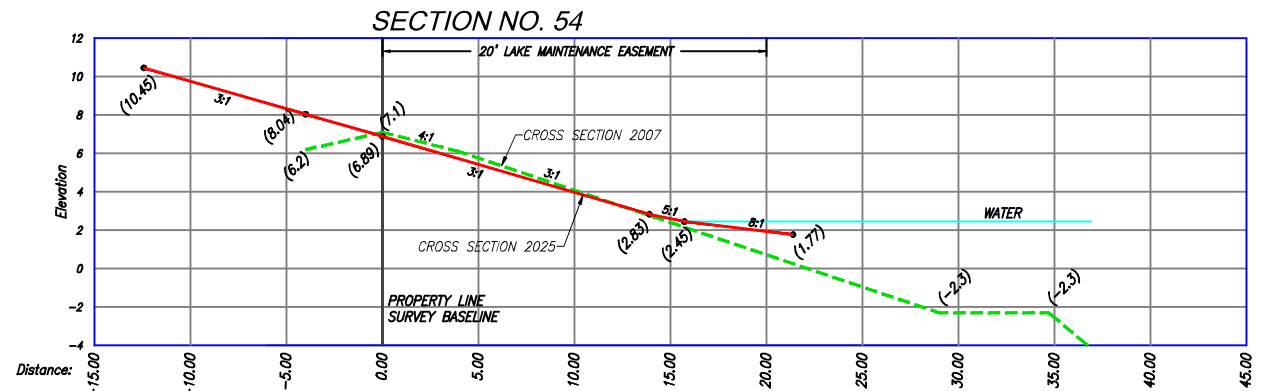
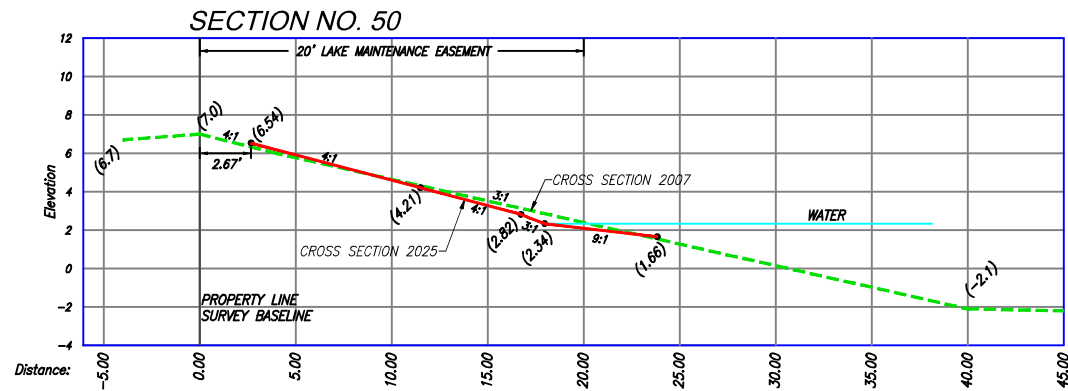
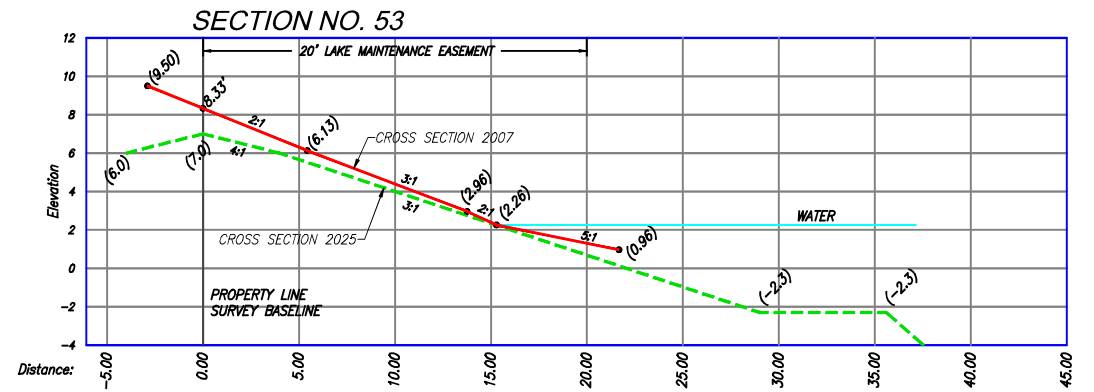
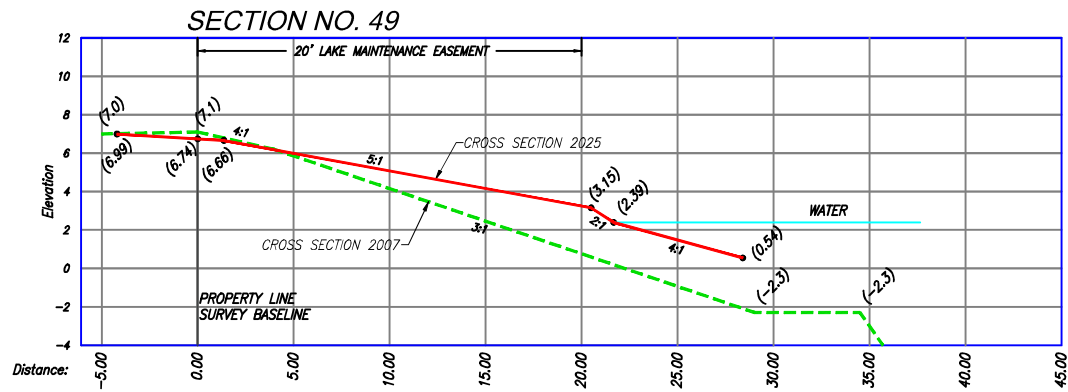
REVISIONS				<div> Alvarez Engineers ALVAREZ ENGINEERS, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172 </div>	CUTLER CAY LAKE EROSION ANALYSIS		LAKE CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		5



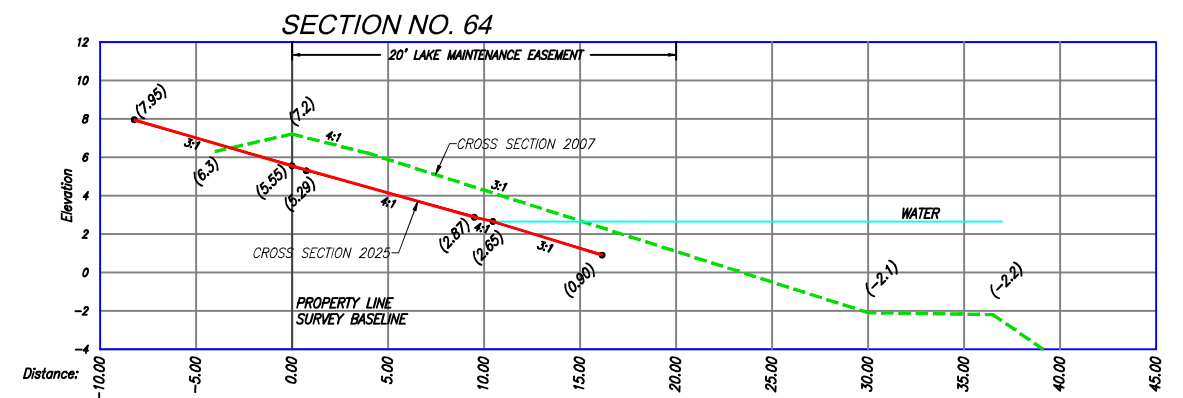
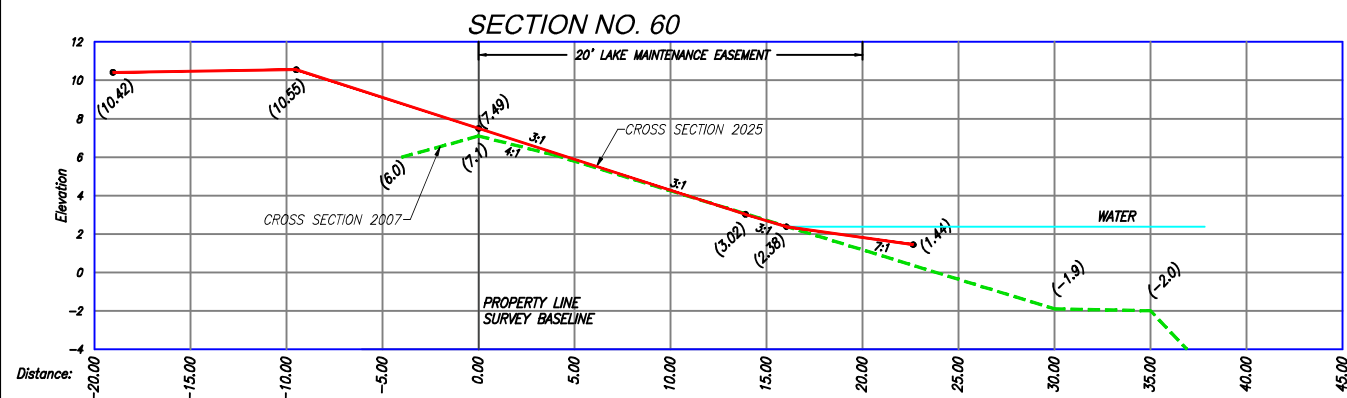
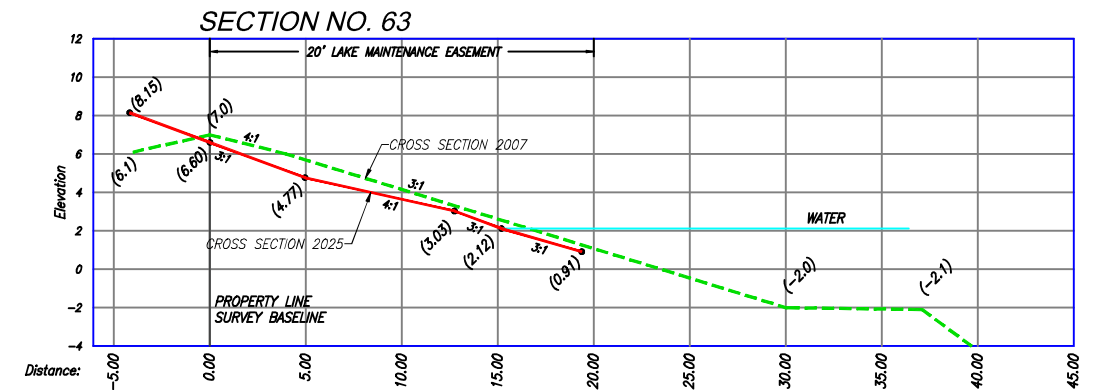
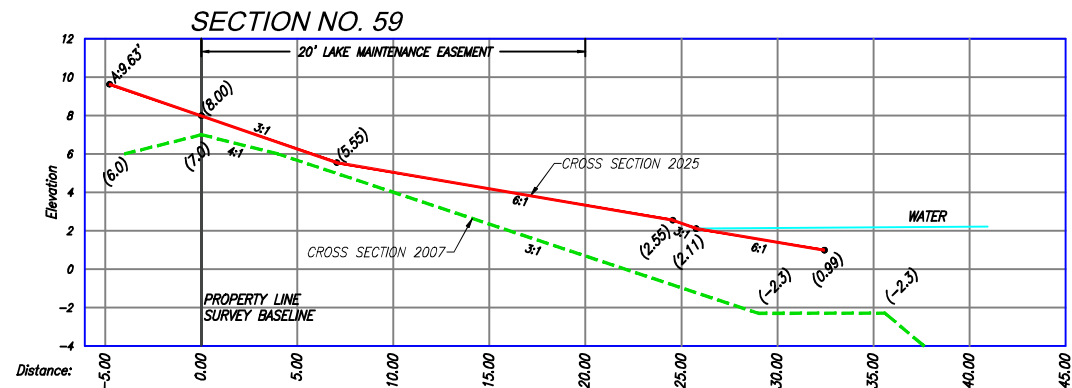
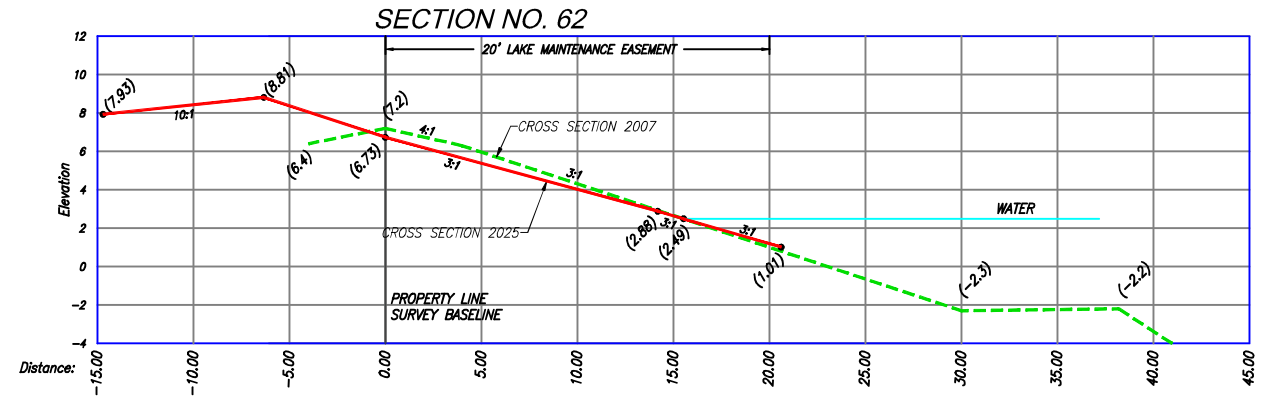
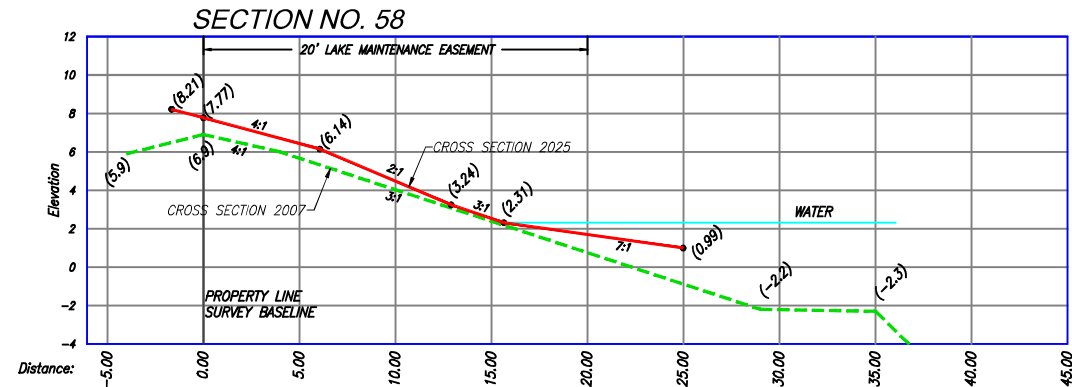
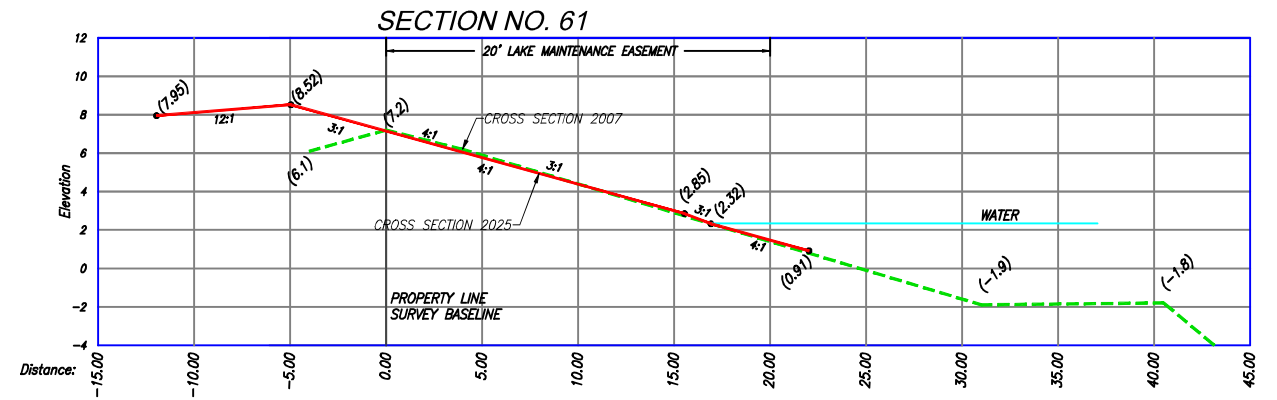
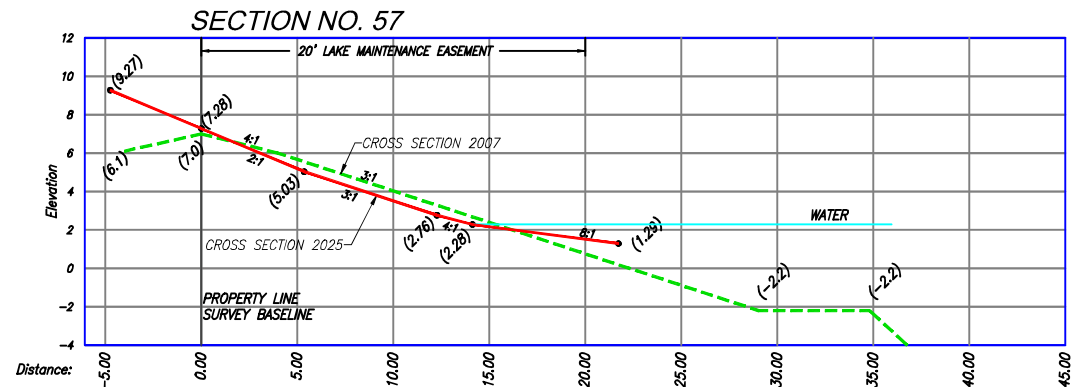
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DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
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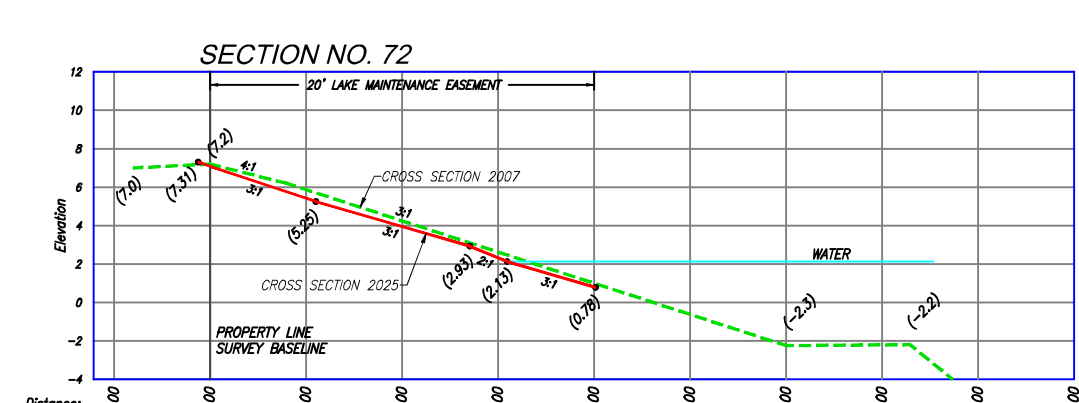
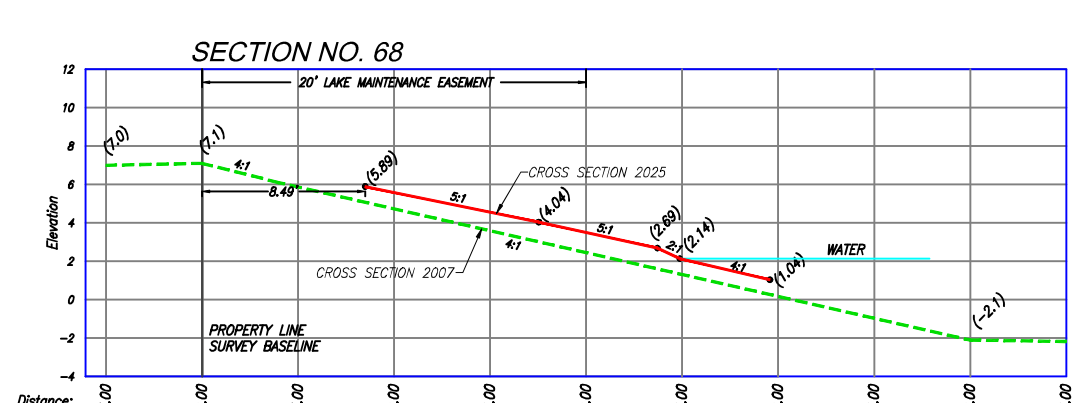
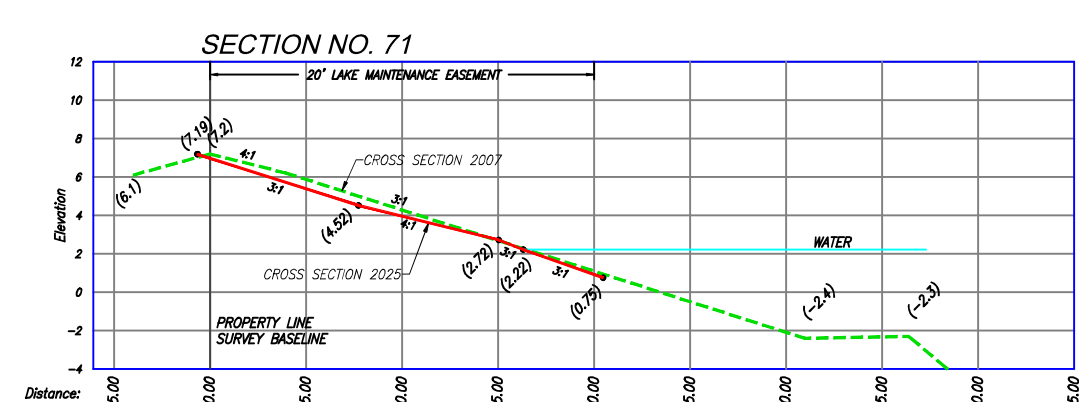
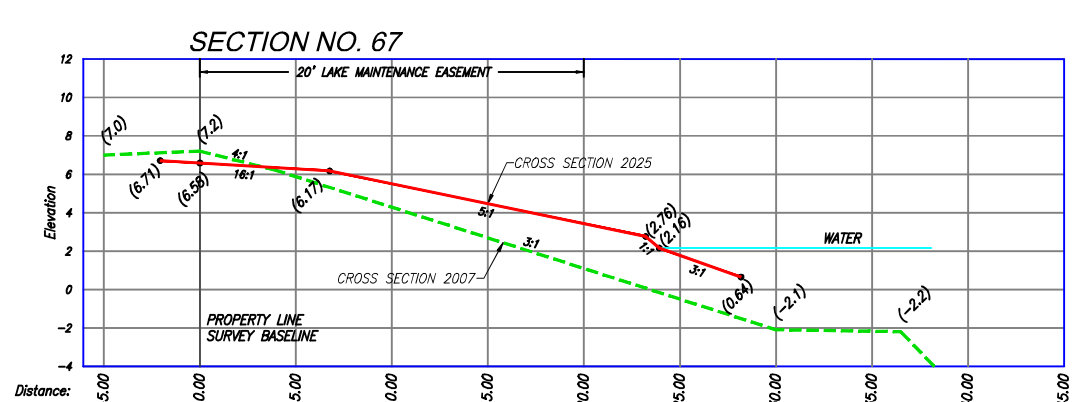
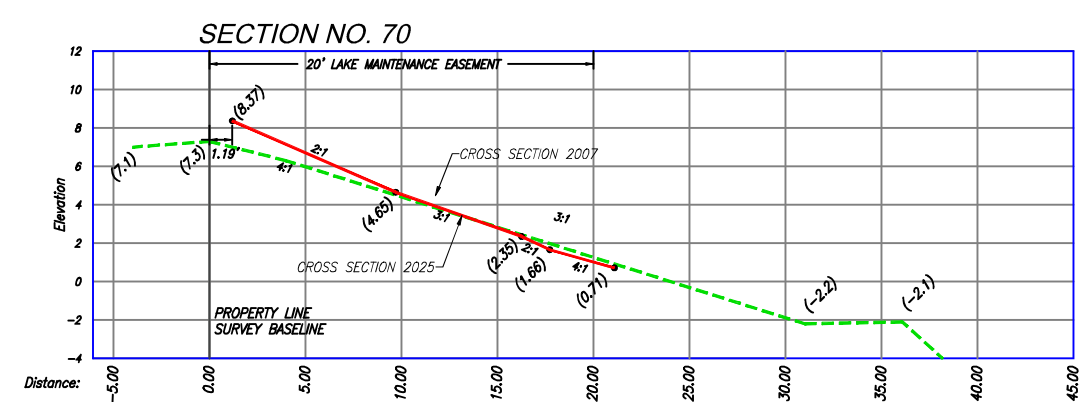
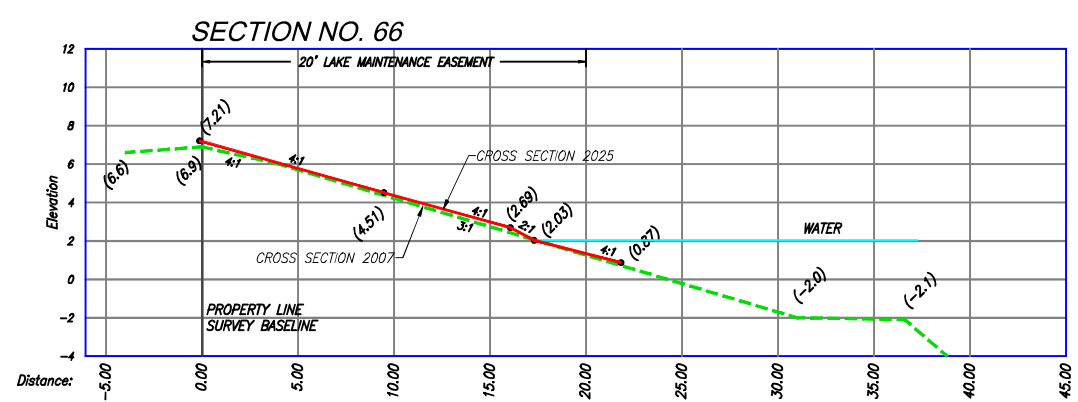
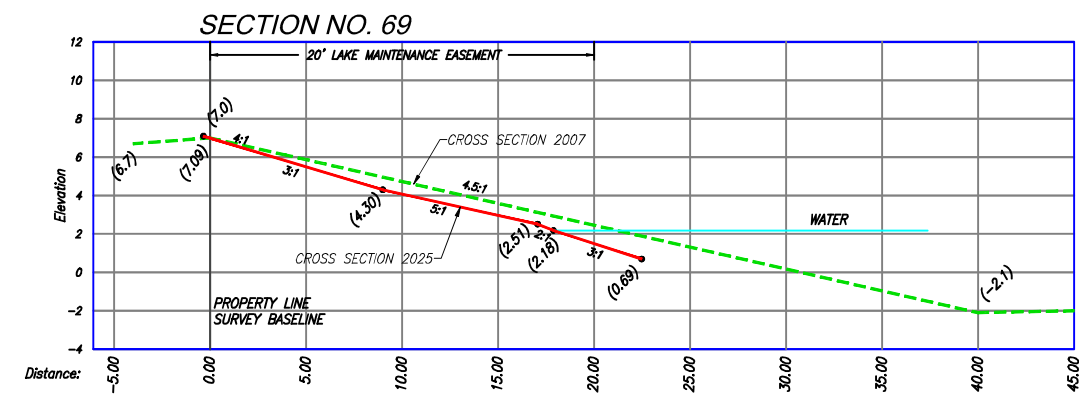
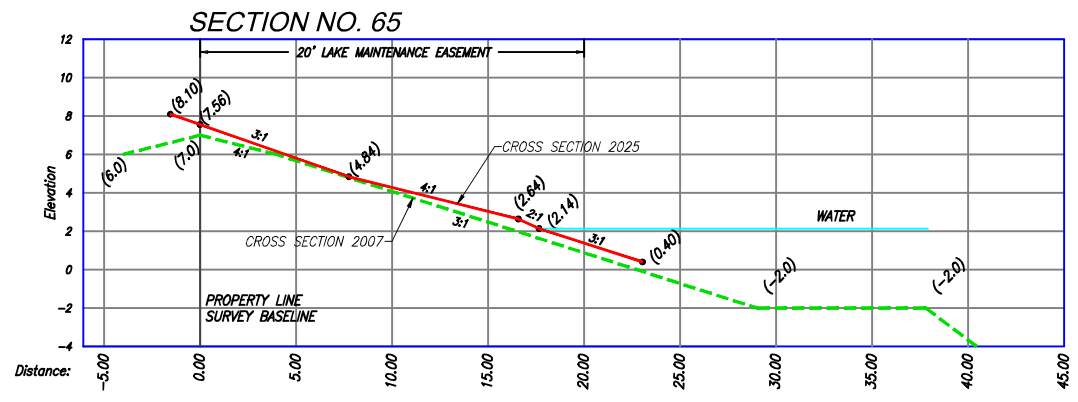
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DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		



REVISIONS				<div> Alvarez Engineers ALVAREZ ENGINEERS, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172 </div>	CUTLER CAY LAKE EROSION ANALYSIS		LAKE CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
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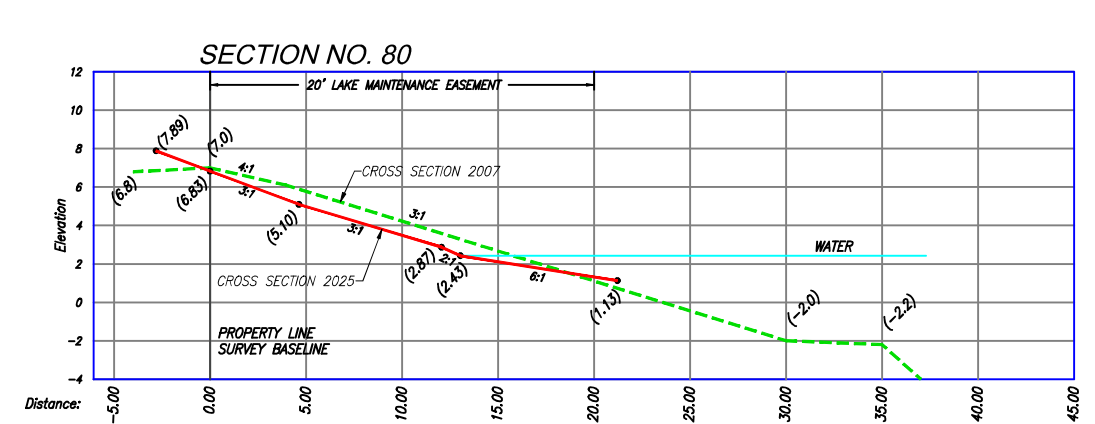
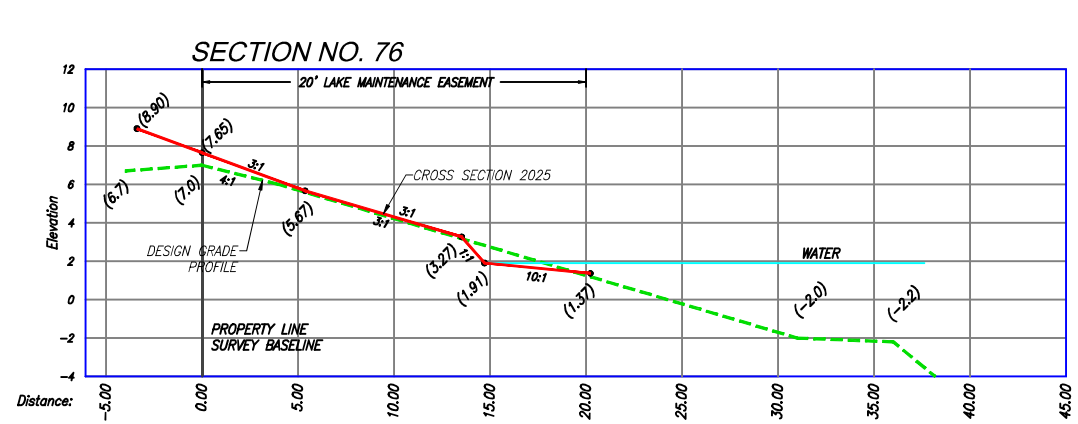
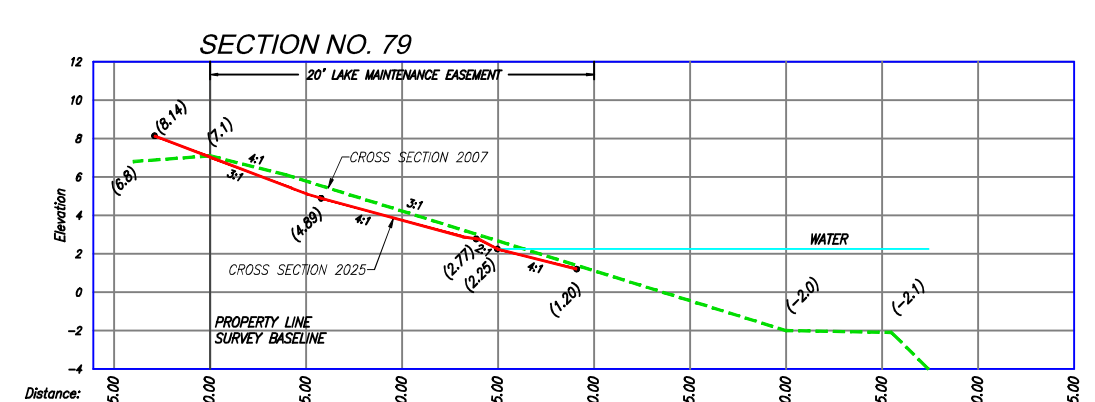
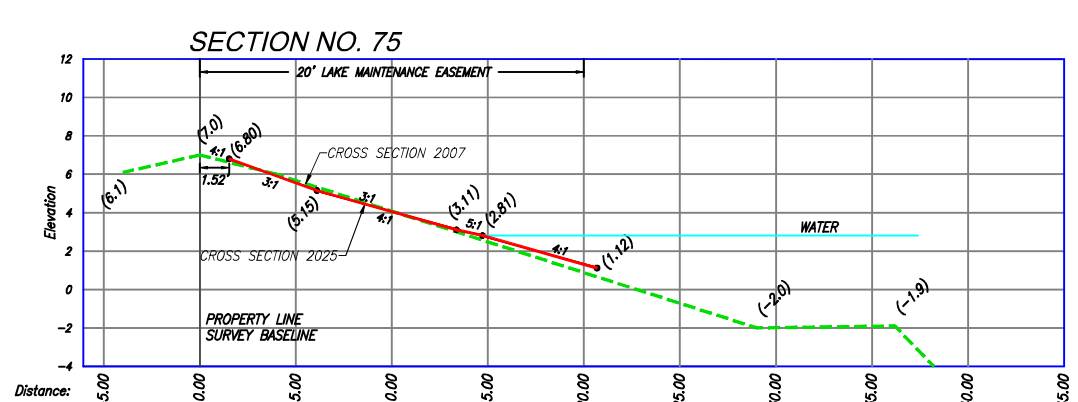
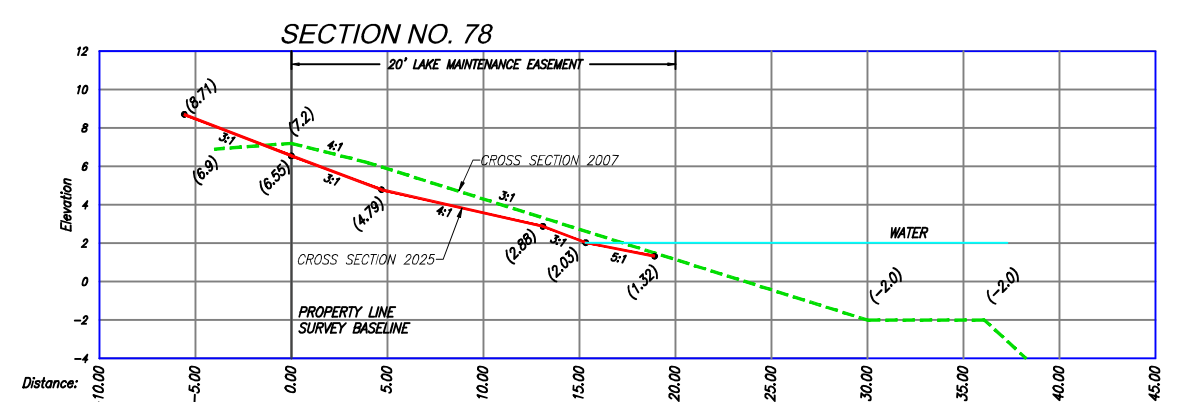
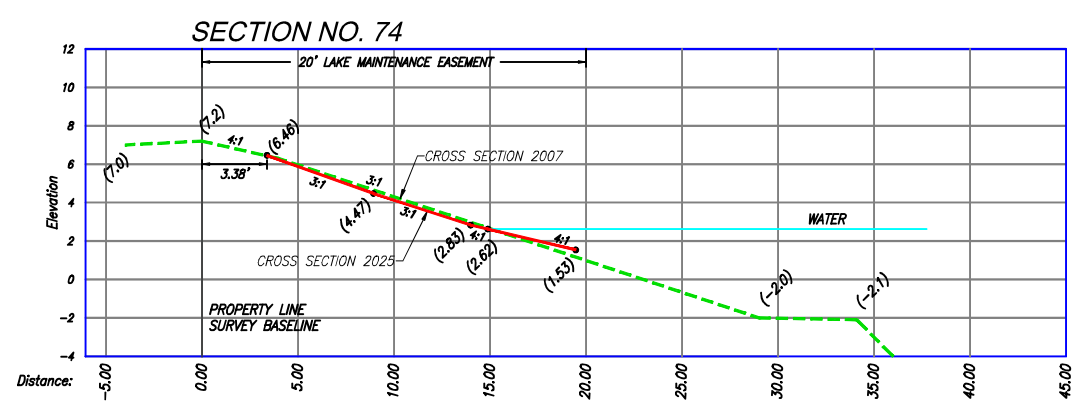
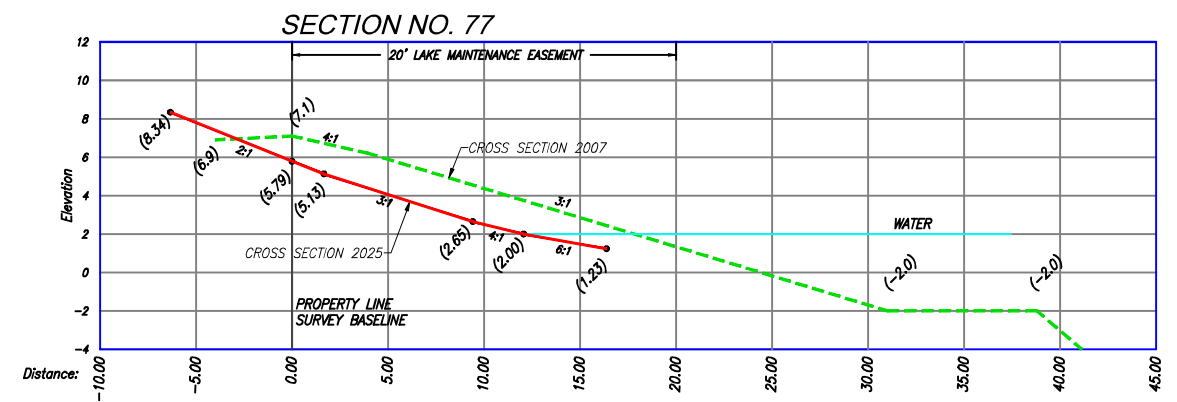
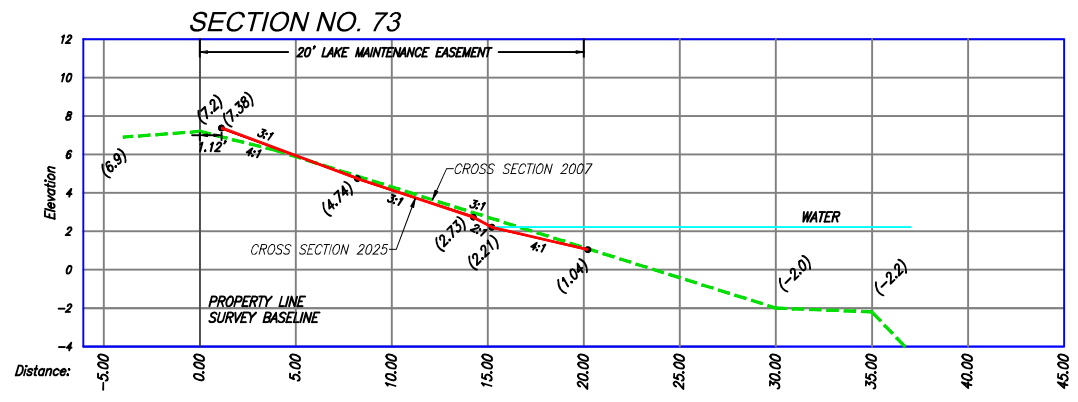


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DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
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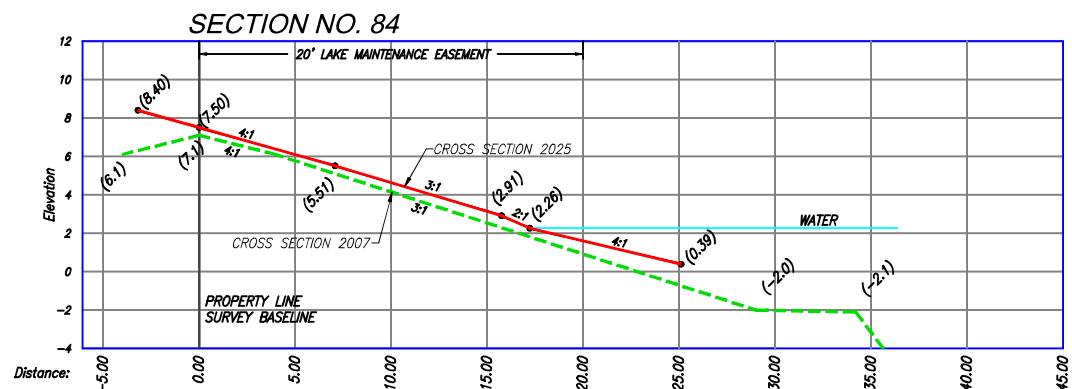
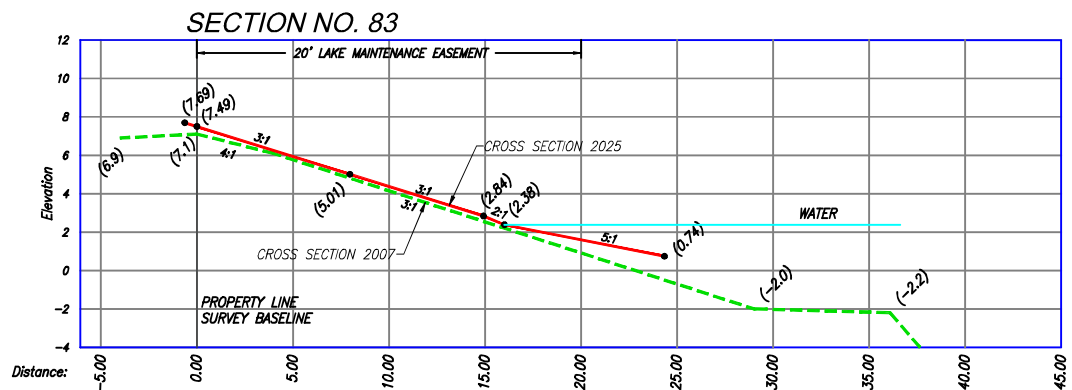
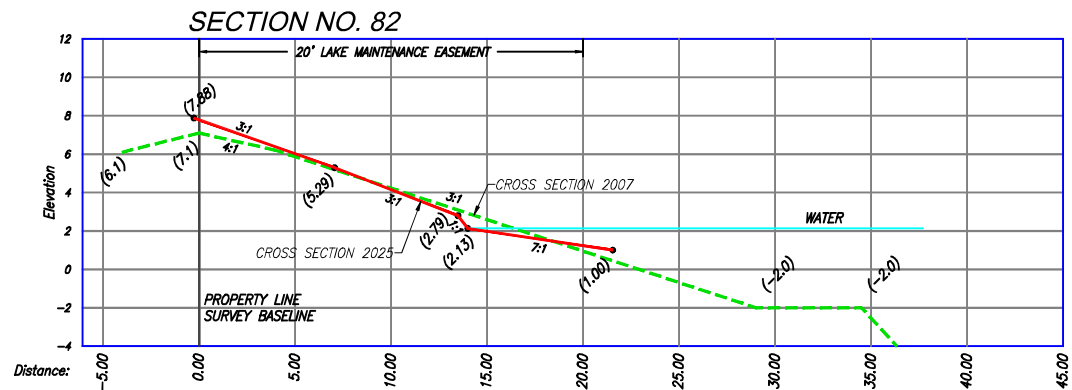
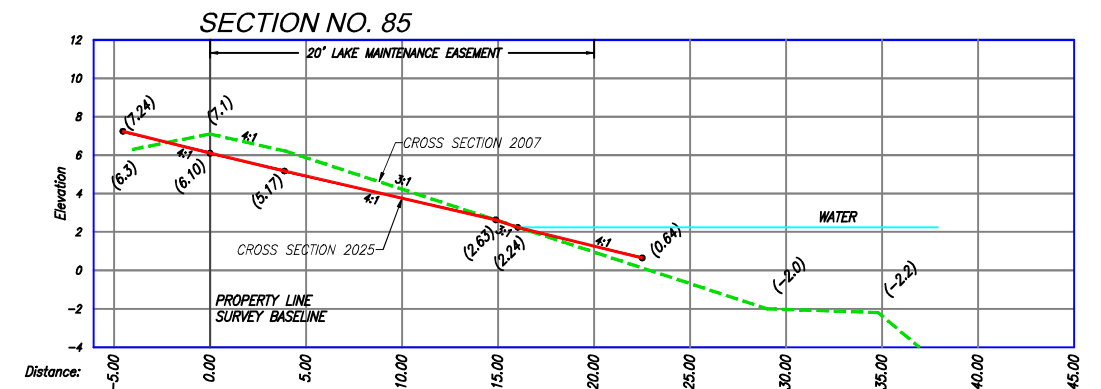
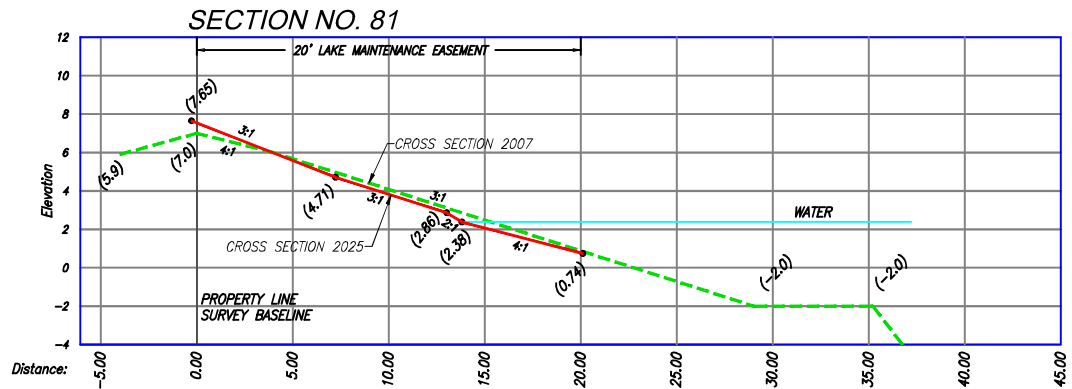
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DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		10
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		

Page 18



REVISIONS				<div>Alvarez Engineers</div> <div>ALVAREZ ENGINEERS, INC.</div> <div>FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538</div> <div>8935 N.W. 35 Lane, Suite 101</div> <div>Doral, Florida 33172</div>	CUTLER CAY		LAKE CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		11

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REVISIONS				<div>ALVAREZ ENGINEERS, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Doral, Florida 33172</div>	CUTLER CAY LAKE EROSION ANALYSIS		LAKE CROSS SECTIONS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		LOCATION	COUNTY		
					7755 SW 192ND ST CUTLER BAY	MIAMI-DADE		12

Cutler Cay CDD

Waterfalls Conversion into Landscape

**Alvarez & Sons
Construction Corp.**

Arking Solutions

**Maverick GCI
Builders**

**Valorez Design
Studio**

Conversion of the Two Existing Water Features into Landscape Planters

These prices include, but are not limited to:

- Design and planning services
- Professional engineering services required for permitting, construction documentation, and the proper removal or abandonment of equipment (including electrical components)
 - Proper drainage protocol for the water features
 - Permit processing fees, including expediting services
- Filling of the areas currently occupied by water feature equipment (e.g., pits)
- Removal of decorative waterfall structures, followed by necessary plastering and painting
- Expansion of the existing irrigation system, as needed
- Installation of new landscaping (please note that final design selections may affect the estimated pricing)

This vendor divided its
total price into phases.

Phase 1, Pre-
Construction: **\$22,330.00**

Phase 2, Construction:
\$96,981.50

Estimated Total
sumarized in the row
below

\$88,249.17

**Price not provided on
time**

*If proposal is received, it will
be brought to the meeting as
a Hand-Out.*

\$119,311.50

**Price not provided on
time**

*If proposal is received, it will
be brought to the meeting as
a Hand-Out.*

Proposal

Alvarez & Sons Construction, Corp

Company Address

9761 SW 217 Street, Cutler Bay, FL 33190
Sales: 352-322-1577 Office: 305-721-8290

Date 8/27/2025
Quotation # 23050
Customer ID HR23211

Quotation For

Cutler Cay CDD

Quotation valid until: 9/26/2025
Prepared by: Jorge Alvarez

Project Location: 7755 SW 192nd Street, Cutler Bay, FL 33157 South Entrance

Job Description

Scope of Work:

- General Conditions
- Site Demolition
- Site & Structure Repair
- Plumbing
- Electrical
- Landscape
- Irrigation
- Permit
- Engineer
- Utility Survey
- As Builts

Terms & Conditions

Alvarez & Sons Construction, Corp shall include the furnishing of all materials, labor, tools, and equipment required to complete the scope as defined as per jobsite visit.

Work Schedule:

Alvarez & Sons Construction, Corp, anticipate completion within 60 working days, of commencement

--This time period determined by the clients schedule & **Alvarez & Sons Construction, Corp** executed as of the time of "Notice to Proceed", and will be required to be altered only in cases where scheduling is affected for causes beyond our control, such as weather, government intervention, injury, or acts of God.--

PROPOSAL IS BASE ON AN REGULAR WORKIN HOURS.

Payment Terms:

First payment upon sign contract 30%.
Remaining 70% will be bill weekly by project Completion.

Unforeseen Conditions :

The contractor will not be held responsible for additional costs, including overhead and profit, caused by changes order in the work or made necessary by unforeseen conditions including but not limited to labor disputes, fire, unusual delays in transportation, acts by public utilities or public bodies, inspectors, adverse weather conditions, unavoidable casualties, catastrophes, war, civil disturbances, acts of God, or othercauses beyond the contractor's reasonable control. Appropriate adjustments in the agreement price and profit thereon shall also be made to complete the contractor for his additional costs and overhead occasioned by and extensions of time.

Proposal

Alvarez & Sons Construction, Corp

Description	Units	Quantity	Unit Price	Amount
General Requirements	LS	1	\$ 11,540.40	\$ 11,540.40
Site Demo	LS	1	\$ 4,948.32	\$ 4,948.32
Site & Structure	LS	1	\$ 18,395.87	\$ 18,395.87
Plumbing	LS	1	\$ 3,456.81	\$ 3,456.81
Electrical	LS	1	\$ 3,102.95	\$ 3,102.95
Landscaping & Irrigation	LS	1	\$ 21,999.05	\$ 21,999.05
Permit Fee	LS	1	\$ 3,780.00	\$ 3,780.00
Engineer	LS	1	\$ 630.00	\$ 630.00
Utility Survey	LS	1	\$ 1,260.00	\$ 1,260.00
As-Builts	LS	1	\$ 625.00	\$ 625.00

Subtotal \$ 69,738.41

Contingency Account \$ 7,000.00

Subtotal \$ 76,738.41

OH&P \$ 11,510.76

TOTAL \$ 88,249.17

If you have any questions concerning this quotation, please contact:
Jorge Alvarez at alvarezandsonsconstruction@outlook.com

Thank you for your business!

Accepted By _____

CGC - CGC1531539

PROJECT NAME: Cutler Cay Fountain Conversion

OWNER / REPRESENTATIVE: Cutler Cay Community Development District

PROJECT ADDRESS: 19400 Old Cutler Rd.

PROPOSAL DRAFT: Estimate Draft #1

GENERAL SCOPE OF WORK:

Conversion on two existing fountain water features into planters for landscape. This includes all related design and professional engineering services to provide a working permit set of construction documents. All water supply and drain piping will be abandoned, all equipment removed, all electrical components abandoned, and the existing pump house removed and filled in. Drainage will be provided by the core drilling of holes through the existing floor of each water feature assuming that the substrate below each water feature will provide sufficient percolation of drain water. Removal of existing water spouts, stucco patching and painting of the walls to remain in an approved color. Installation of drainage rock, filter fabric/mat, and topsoil is included. Expansion of the existing irrigation system into converted fountains assumes that the existing system can support such additional irrigation zones. Included is an allowance for landscaping.

PHASE #1 PRE-CONSTRUCTION SCOPE OF WORK BREAKDOWN

CSI #	DESCRIPTION	COST
00-0110	Engineering Services - Includes the cost to produce a permit set of drawings that will define the scope of work related to the abandonment of the existing water features and equipment and its conversion into planters for landscaping.	\$ 8,200.00
00-0220	Surveys & Testing - Included is an allowance for necessary surveys and soil testing that may or may not be required in preparation of the permit set of drawings or by local municipalities.	\$ 5,000.00
00-0450	Permit Expediting - Included is the cost of permit expediting services.	\$ 3,600.00
00-1100	Pre-Construction Management - Included is the cost of pre-construction management services.	\$ 3,500.00
Subtotal Cost of Preconstruction Services		\$ 20,300.00
Contractors Fee (10%)		\$ 2,030.00
TOTAL PRE-CONSTRUCION COSTS		\$ 22,330.00

PHASE #2 CONSTRUCTION SCOPE OF WORK BREAKDOWN

CSI #	DESCRIPTION	COST
01-0000	Construction Management - Included is the cost of a construction superintendent, project manager, and associated office management.	\$ 9,800.00
01-0160	General Site Labor - Included is the cost of general site labor as required to execute work not under the direct scope of subcontractors (gaps in scope).	\$ 2,675.00
01-0510	Traffic Controls - Included is the cost to manage traffic as required.	\$ 3,695.00
01-0720	Debris Disposal & Hauling - Included is the cost to haul construction debris to an off site dumpster.	\$ 2,735.00
01-0800	Janitorial & Final Cleanup - Included is the cost to maintain a clean and orderly job site throughout the duration of the project and final cleaning of the site when complete.	\$ 2,650.00
01-0840	Protection - Included is the cost of labor and materials to protect existing finishes and landscaping from damage during the course of construction.	\$ 1,525.00
02-0101	Selective Demolition - Included is the cost to demolish/abandon components of the existing fountains in preparation of their conversion to planters.	\$ 5,895.00

PHASE #2 CONSTRUCTION SCOPE OF WORK BREAKDOWN (Continued)

CSI #	DESCRIPTION	COST
02-0111	Concrete Core Drilling - Included is core drilling of the existing fountain floor to allow for drainage as required.	\$ 5,200.00
02-0610	Filter Fabric - Included is the installation of filter fabric as required to maintain adequate drainage.	\$ 1,895.00
02-0620	Gravel & Soil Import - Included is the cost to import drainage gravel and topsoil as anticipated for future landscaping. This also includes the filling in of the existing pump room cavity after removal.	\$ 16,895.00
02-1600	Landscaping - Included is an allowance for the installation of landscaping in new planters.	\$ 25,000.00
02-1700	Irrigation - Included is an allowance for the modification to the existing irrigation system to service the new planter landscaping.	\$ 3,500.00
09-0200	Stucco Patching - Included is the cost to stucco patch the walls where the water spouts were removed.	\$ 800.00
09-1120	Exterior Painting - Included is the cost to paint the entire planter back walls after stucco patching has been completed.	\$ 5,900.00
Subtotal Cost of Construction Services		\$ 88,165.00
Contractors Fee (10%)		\$ 8,816.50
TOTAL CONSTRUCTION COSTS		\$ 96,981.50

GENERAL NOTES:

The Construction portion of this estimate has been created after consulting with an engineer and based on their recommendations of what will be required to convert these fountains to planters. The scope of work described above, including its associated costs, are subject to change depending on requirements of the engineer, HOA, or building departments.

Cutler Cay CDD

Guardhouse Decorative Trim/Molding Replacement

Keystone Precast & Columns

Royal Plastering

Replacement of the exterior decorative trims on the guardhouse.

This vendor has indicated that repainting the exterior of the guardhouse may be necessary after the installation of the new decorative trims/moldings. Painting is not include in the proposal.

This vendor already includes with its price the post project necessary painting and pressure cleaning to the guardhouse.

Price for the replacement of all decorative trims/molding on the Guardhouse:

\$17,888.00

Price for the replacement of the decorative trims/molding around the doors and windows only:

\$12,543.00

Price for the replacement of all decorative trims/molding on the Guardhouse:

\$22,800.00

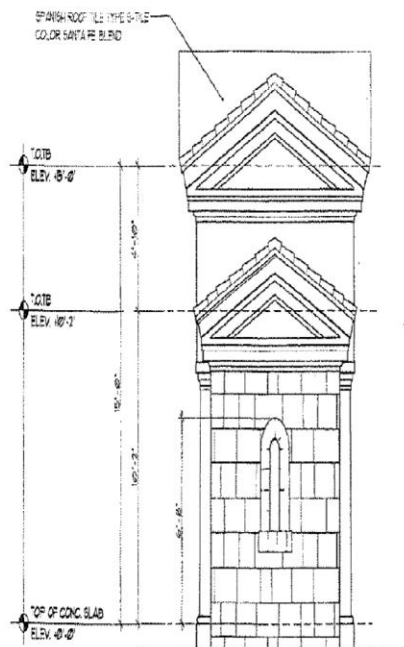
Price for the replacement of the decorative trims/molding around the doors and windows only:

Price not provided on time

If proposal is received, it will be brought to the meeting as a Hand-Out.

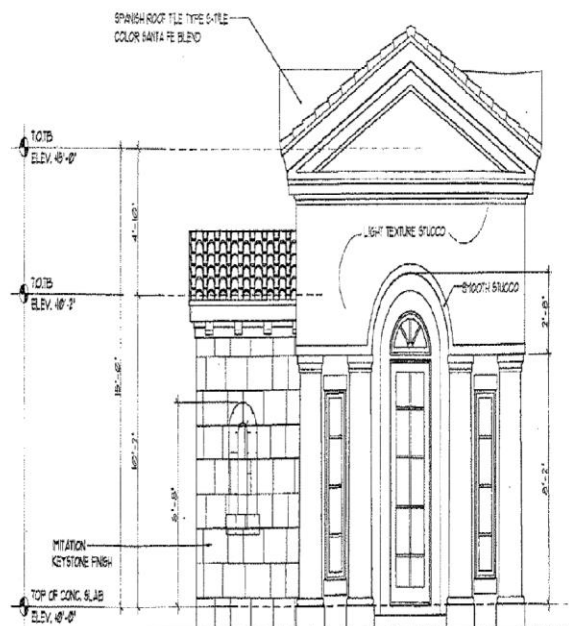
Jul 15, 2025 at 10:23:06 AM
Miami-Dade County





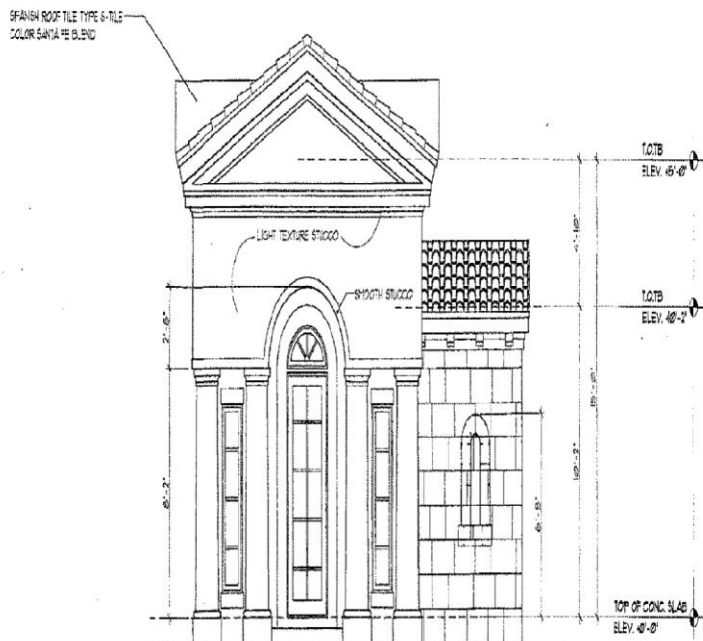
REAR ELEVATION

SCALE: 1/4" = 1'-0"



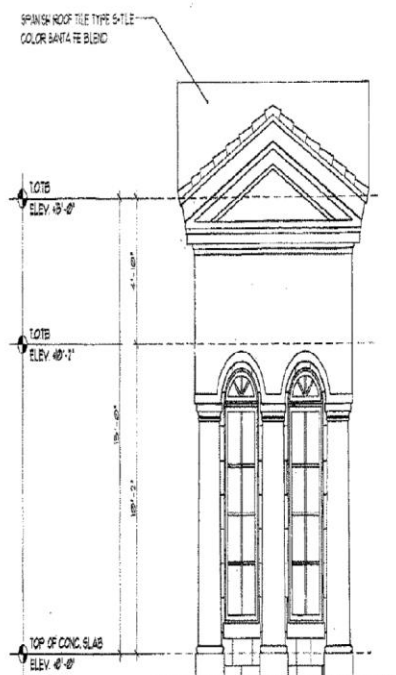
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



"Fabricators and Installers
of Architectural Cast Stone"

Invoice

Keystone Precast & Columns Corp.
29630 SW 183rd Ct., Homestead, Florida 33030
Sales: 305-216-5375 Shop: 305-796-3392
e-mail: keystoneprecast122@hotmail.com

CUSTOMER
CUTLER CAY CDD
ADDRESS

ESTIMATE NO.
2025726

SHIPPING TERMS

DATE
7/25/2025

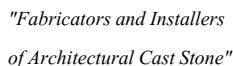
QTY	ELEVATION	DESCRIPTION	UNIT PRICE	TOTAL
65		7" WINDOW SILLS- REMOVE AND REPLACE	\$45.00	\$2,925.00
1		MOLD TO MATCH EXISTING	\$165.00	\$165.00
				\$0.00
194		5" MOLDING- REMOVE AND REPLACE	\$37.00	\$7,178.00
2		MOLD TO MATCH EXISTING	\$165.00	\$330.00
				\$0.00
22		5" ARCHED MOLDING- REMOVE AND REPLACE	\$40.00	\$880.00
1		MOLD TO MATCH EXISTING	\$165.00	\$165.00
				\$0.00
30		8"x 32" BALUSTERS	\$150.00	\$4,500.00
3		MOLD TO MATCH EXISTING	\$165.00	\$495.00
				\$0.00
1		DISPOSAL	\$1,250.00	\$1,250.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00

SUBTOTAL	\$17,888.00
DEPOSIT	
TOTAL DUE	\$17,888.00
PAYMENT	

1. All Cast Stone uses 3 1/8 " Thick Steel Rebar.
2. Thank You For Your Business!
3. Make all checks payable to:
Keystone Precast & Columns, Corp.

Authorized by

Date



Keystone Precast & Columns Corp.
29630 SW 183rd Ct., Homestead, Florida 33030
Sales: 305-216-5375 Shop: 305-796-3392
e-mail: keystoneprecast122@hotmail.com

CUSTOMER
CUTLER CAY CDD
ADDRESS

DATE
8/21/2025

1. All Cast Stone uses 3 1/8 " Thick Steel Rebar.
2. Thank You For Your Business!
3. Make all checks payable to:

Keystone Precast & Columns, Corp.

Date _____



August 1, 2025

Office 305 256 1300
Fax 305 503 6849
16225 Sw 117th Ave • Bay 3
Miami, FL 33177
www.royalplastering.com



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

JOB NAME: Cutler Cay 78th Ave Guardhouse Repairs

Proposal

We hereby propose to furnish labor and materials necessary for the completion of:

- Removing existing precast moldings
- Hauling away demolition debris
- Installing glass fiber reinforced moldings (as per existing)
- Patching stucco around new moldings
- Pressure washing painted walls
- Applying two-coats Sherwin Williams SuperPaint (color scheme to remain the same)

Total: \$22,800.00

***NOTES*:**

- This price includes all labor and materials
- Scope of work to be completed between 7:00 A.M. - 5:00 P.M.

Eddy Michael Gil
Vice President
Royal Plastering Corp.

RESOLUTION 2025-07

A RESOLUTION OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the District has found that cost of publishing advertisements and public notices of the District on the Miami-Dade County website (legalads.miamidade.gov) (the "County Designated Website") is a lower cost alternative to the cost of publishing advertisements and public notices in print in a newspaper.

WHEREAS, pursuant to Sections 50.011 and 50.0311, Florida Statutes, the Board of Supervisors is authorized and desires to publish certain advertisements and public notices of the District on the County Designated Website;

WHEREAS, at its meeting on **August 11, 2025**, the Board approved the Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (the "ILA") between the District and Miami-Dade County, Florida (the "County"), a copy of which is attached hereto as Exhibit A;

WHEREAS, the Board has authorized **Gloria Perez**, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Omar Fonte**, as Chair of the Board of Supervisors of the District, or **Alexandra Penn Williams**, as Vice-Chair of the Board of Supervisors of the District, to execute the ILA and any other documents related to the ILA; and

WHEREAS, the District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including, but not limited to, the publication of advertisements and public notices on behalf of the District.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board of Supervisors.

Section 2. That Gloria Perez, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Omar Fonte**, as Chair of the Board of Supervisors of the District, or **Alexandra Penn Williams**, as Vice-Chair of the Board of Supervisors, are authorized, on behalf

of the District, to execute the ILA and any other documents related thereto, on behalf of the District.

Section 3. The District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including but not limited to the publication of advertisements and public notices on behalf of the District.

Section 4. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 8 DAY OF September, 2025.

ATTEST: CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____

Secretary/Assistant Secretary

Print Name: _____

Chair / Vice-Chair, Board of Supervisors

**Interlocal Access Agreement for Local Government Publication of Legal
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and Cutler Cay Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

RECITALS

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

TERMS

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** ("Website") as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County's notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the "Website" for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County's choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an "Extension Term") on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government's use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time ("Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department
ATTN: Inson Kim
111 NW 1st Street
Suite 2510
Miami, FL 33128

FOR LOCAL GOVERNMENT:

Cutler Cay Community Development District
ATTN: Gloria Perez, District Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

COUNTY

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on _____, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through
its County Mayor or County Mayor's Designee


By: _____

____ day of _____, 20____

LOCAL GOVERNMENT

LOCAL GOVERNMENT NAME: Cutler Cay Community Development District

ATTEST:



Gloria Perez, Secretary/Treasurer and
District Manager for the Cutler Cay
Community Development District

By: _____


Chairman or Vice Chairman



Print Name

11 day of August, 2025

Approved as to form
and legal sufficiency:



GINGER E. WARD, ESQ.

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cutler Cay Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-09 on November 18, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8 day of September, 2025.

ATTEST:

**CUTLER CAY COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (YES)
- Meeting minutes and post-meeting action completed (YES)
- District records retained as required by law (YES)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (YES)
- District amended budget at end of fiscal year (YES)
- District accounts receivable/payable processed for the year (YES)
- “No findings” for annual financial audit (NO)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (YES)
- Contracted Services in force for all District operations (YES)
- Permits in compliance (YES)

Cutler Cay
Community Development District

**Financial Report For
August 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Aug-25	Year To Date Actual 10/1/24 - 8/31/25
REVENUES			
Administrative Assessments	111,781	422	118,044
Maintenance Assessments	721,164	0	719,706
Debt Assessments - 2021 Refunding	773,141	0	771,640
Other Revenue	0	0	0
Interest Income	1,200	0	50,074
Total Revenues	\$ 1,607,286	\$ 422	\$ 1,659,464
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	800	6,400
Payroll Taxes (Employer)	560	61	576
Management	33,348	2,779	30,569
Secretarial	4,200	350	3,850
Legal	20,000	0	19,085
Assessment Roll	7,500	0	0
Audit Fees	3,500	0	3,600
Arbitrage Rebate Fee	650	0	0
Insurance	15,000	0	13,931
Legal Advertisements	2,500	0	1,918
Miscellaneous	3,750	138	1,818
Postage	700	0	737
Office Supplies	1,400	268	1,174
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	4,139
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,833
Bank Service Charges	0	0	1,465
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,833	\$ 4,563	\$ 91,270
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	\$ 681,500	\$ 13,074	\$ 300,888
Total Expenditures	\$ 788,333	\$ 17,637	\$ 392,158
Revenues Less Expenditures	\$ 818,953	\$ (17,215)	\$ 1,267,306
2021 Bond Refinancing Payments	(726,753)	0	(737,890)
Balance	\$ 92,200	\$ (17,215)	\$ 529,416
County Appraiser & Tax Collector Fee	(30,733)	0	(15,523)
Discounts For Early Payments	(61,467)	0	(54,627)
Excess/ (Shortfall)	\$ -	\$ (17,215)	\$ 459,266
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (17,215)	\$ 459,266
Bank Balance As Of 8/31/25	\$ 1,929,357.81		
Accounts Payable As Of 8/31/25	\$ 36,315.02		
Accounts Receivable As Of 8/31/25	\$ 1,200.00		
Security Deposit As Of 8/31/25	\$ -		
Reserve For Project Loan Payment As Of 8/31/25	\$ 140,425.00		
Reserve For Roads Maintenance As Of 8/31/25	\$ 241,000.00		
Reserve For Stormwater Drainage As Of 8/31/25	\$ 98,000.00		
Reserve For Pipe Repairs Project As Of 8/31/25	\$ 208,000.00		
Reserve For Lake Bank Erosion Project As Of 8/31/25	\$ 24,811.00		
Available Funds As Of 8/31/25	\$ 1,182,006.79		

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

	Annual Budget	Actual	Year To Date Actual
MAINTENANCE EXPENDITURES	10/1/24 - 9/30/25	Aug-25	10/1/24 - 8/31/25
Contingency/Reserve	200,000	0	6,750
Lakes Maintenance	12,000	619	7,109
Roads Maintenance/Reserve	50,000	250	33,062
Stormwater Drainage/Reserve	40,000	726	15,202
Stormwater Drainage System Pipe Repairs Project-Phase 2	0	0	0
Field Operations	12,000	1,000	11,000
Traffic Enforcement	0	1,421	9,347
Walls & Wall Fountain Maintenance	30,000	900	16,200
Sidewalk Maintenance/Repairs	15,000	0	0
Engineering/Inspections	45,000	234	36,270
Street Signage	5,000	0	1,202
Lake Fountain Maintenance	15,000	0	0
Entry Features Maintenance	15,000	6,588	20,312
Guardhouse Exterior Maintenance	10,000	0	4,015
Water & Sewage	2,500	0	266
FPL - Electrical Utility	110,000	1,336	96,496
Retention Wall Maintenance	0	0	1,750
Lake Bank Erosion Restoration Project	0	0	33,844
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	\$ 13,074	\$ 300,888

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

	<u>Oct 24 - Aug 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · Administrative Assessments	118,044.19	111,781.00	6,263.19	105.6%
363.101 · Maintenance Assessments	719,706.10	721,164.00	-1,457.90	99.8%
363.810 · Debt Assessments	771,640.31	773,141.00	-1,500.69	99.81%
363.820 · Debt Assessment - Pd To Trustee	-737,889.67	-726,753.00	-11,136.67	101.53%
363.830 · Cty Appraiser & Tax Coll Fee	-15,523.53	-30,733.00	15,209.47	50.51%
363.831 · Discounts For Early Payments	-54,626.85	-61,467.00	6,840.15	88.87%
369.401 · Interest Income	50,073.92	1,200.00	48,873.92	4,172.83%
Total Income	851,424.47	788,333.00	63,091.47	108.0%
Expense				
511.822 · DERM Req SW Quality Improvement	8,062.50	120,000.00	-111,937.50	6.72%
511.823 · Lake Bank Erosion Rest Project	33,844.07	0.00	33,844.07	100.0%
511.827 · Traffic Enforcement	9,347.40	0.00	9,347.40	100.0%
511.758 · FPL - Electrical	96,496.47	110,000.00	-13,503.53	87.72%
511.756 · Water & Sewage	266.04	2,500.00	-2,233.96	10.64%
511.754 · Guardhouse Exterior Maintenance	4,015.00	10,000.00	-5,985.00	40.15%
511.753 · Entry Feature Maintenance	20,312.36	15,000.00	5,312.36	135.42%
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	576.35	560.00	16.35	102.92%
511.131 · Supervisor Fee	6,400.00	7,000.00	-600.00	91.43%
511.301 · Lakes Maintenance	7,109.00	12,000.00	-4,891.00	59.24%
511.302 · Roads Maintenance/Reserve	33,061.50	50,000.00	-16,938.50	66.12%
511.303 · Stormwater Drainage/Reserve	15,202.25	40,000.00	-24,797.75	38.01%
511.304 · Field Operations	11,000.00	12,000.00	-1,000.00	91.67%
511.305 · Contingency/Reserve	8,500.00	200,000.00	-191,500.00	4.25%
511.306 · Walls-Wall Fountain Maintenance	16,200.00	30,000.00	-13,800.00	54.0%
511.310 · Engineering/Inspections	36,269.55	45,000.00	-8,730.45	80.6%
511.311 · Management Fees	30,569.00	33,348.00	-2,779.00	91.67%
511.312 · Secretarial Fees	3,850.00	4,200.00	-350.00	91.67%
511.315 · Legal Fees	19,085.00	20,000.00	-915.00	95.43%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	3,600.00	3,500.00	100.00	102.86%
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	1,918.43	2,500.00	-581.57	76.74%
511.512 · Miscellaneous	3,283.05	3,750.00	-466.95	87.55%
511.513 · Postage and Delivery	736.68	700.00	36.68	105.24%
511.514 · Office Supplies	1,174.00	1,400.00	-226.00	83.86%
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	1,833.26	2,000.00	-166.74	91.66%
Total Expense	392,158.38	788,333.00	-396,174.62	49.75%
Net Ordinary Income	459,266.09	0.00	459,266.09	100.0%
Net Income	459,266.09	0.00	459,266.09	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	Int - 2	Miami-Dade Tax Collector	05/21/25	Interest		\$ 311.40			\$ 311.40	\$ 311.40			\$ 311.40			\$ -
14	13	Miami-Dade Tax Collector	06/11/25	NAV Taxes	\$ 19,805.09		\$ (198.05)	\$ -	\$ 19,607.04	\$ 1,871.70	\$ 8,654.44	\$ 9,278.95	\$ 1,852.98	\$ 8,567.90	\$ 9,186.16	\$ 9,186.16
15	14	Miami-Dade Tax Collector	06/25/25	NAV/Interest (TC)	\$ 61,577.22	\$ 2,770.93	\$ (643.48)	\$ -	\$ 63,704.67	\$ 7,056.71	\$ 27,648.17	\$ 29,643.27	\$ 6,986.14	\$ 27,371.69	\$ 29,346.84	\$ 29,346.84
16	Int - 3	Miami-Dade Tax Collector	08/01/25	Interest		\$ 421.50			\$ 421.50	\$ 421.50			\$ 421.50			\$ -
17									\$ -							
18									\$ -							
					\$ 1,604,209.35	\$ 5,181.25	\$ (15,523.53)	\$ (54,626.85)	\$ 1,539,240.22	\$ 118,044.19	\$ 719,706.10	\$ 771,640.31	\$ 113,123.60	\$ 688,226.95	\$ 737,889.67	\$ 737,889.67

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
99.88%

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.

\$ 1,609,390.60	\$ 1,539,240.22
\$ (719,706.10)	\$ (688,226.95)
\$ (118,044.19)	\$ (113,123.60)
<u>\$ (771,640.31)</u>	<u>\$ (737,889.67)</u>
\$ -	\$ -