



**CUTLER CAY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 10, 2025
6:00 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
November 10, 2025
6:00 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. September 8, 2025 Regular Board Meeting Minutes.....Page 2
- G. Discussion with the Association Board Members**
 - 1. Regarding Association protocol for 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.
 - 2. Regarding Consideration of turning the existing Southern Entrance Water Features into Landscape Features.
 - 3. Regarding the Association’s consideration of Installing and Maintaining Hedges in front of the newly installed fenced behind the Southern Entrance Water Feature.
 - 4. Regarding the Association’s tree trimming plans and the impact it may have on the District infrastructure such as roads, sidewalks, and stormwater management system.
 - 5. Consideration of the Relocation of Lake Signage.....Page 14
- H. New Business**
 - 1. Consider Adoption of Resolution No. 2025-09 – Adopting a 2024-2025 Revised Final Budget...Page 19
 - 2. Consider Approval of Audit Renewal.....Page 25
 - 3. Consider Approval of Guardhouse Awnings Proposal.....Page 26
 - 4. Accept and Receive District Engineer Provided Sidewalk & Curb Criteria.....Page 38
 - 5. Consider Approval of Sidewalk Slab Replacement and Installation of Root Barrier Proposal.....Page 40
 - 6. Consider Approval of Sidewalk Pressure Cleaning Proposal.....Page 50
 - 7. Consider Approval of Guardhouse New Exterior Light Fixtures with Installation Proposal.....Page 57
 - 8. Consider Approval of Felix Clean Services Request for Amendment to Agreement Increasing Service Cost as a Result of Chemical Cost Increases.....Page 67
- I. Ratification & Approvals (*Actions to be taken collectively via one [1] Motion*)**
- J. Old Business**
 - 1. ENGINEER REPORT/UPDATES
 - a. Phase II Storm Drainage Project

b. Landshore Shoreline Repairs at Three Areas

2. MANAGEMENT REPORT/UPDATES

a. Traffic Enforcement Services

b. Retention Wall - Miami-Dade County, DERM, Class 1 Permit Issuance and Vegetation Removal at Tracts A, G, P and U Project

K. Administrative Matters

1. Financial Update.....Page 68

L. Board Member and/or Staff Comments/Requests

M. Adjourn



Publication Date
2025-10-31

Subcategory
Miscellaneous Notices

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cutler Cay Community Development District will hold Regular Meetings in the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157, at 6:00 p.m. for the following dates:

November 10, 2025

January 12, 2026

February 9, 2026

March 9, 2026

April 13, 2026

May 11, 2026

June 8, 2026

July 13, 2026

August 10, 2026

September 14, 2026

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

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

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

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

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

CUTLER CAY COMMUNITY
DEVELOPMENT DISTRICT

www.cutlercaycdd.org

PUBLISH: MIAMI HERALD 10/31/25

IPL0285157

Oct 31 2025

**CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 8, 2025**

A. CALL TO ORDER

Mrs. Perez called to order September 8, 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 (via phone) and Supervisors Aileen Milian and Leo Corradini were in attendance.

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

Also present was District resident and Association Board Member, Allison Beyerlein.

D. ADDITIONS AND/OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public at this time.

Supervisor Albert Collazo arrived at approximately 4:03 p.m.

F. APPROVAL OF MINUTES

1. August 11, 2025, Regular Board Meeting

Mrs. Perez shared that she had received an email from Supervisor Penn Williams over the weekend requesting that the Board consider the following changes to the presented minutes:

I have made some suggested changes in red to the last meeting’s minutes – specifically in the section regarding the lake overlay. The changes are:

1. The elimination of the second sentence is because it is incomplete and does not communicate what happened in the meeting or why it was requested.

2. The addition of why I asked for a third-party analysis is substantive to the discussion and must be included.
3. The addition of “in his opinion” in two places as it pertains to Omar’s statements is to recognize that one supervisor on a five-person board cannot dictate procedure, policy, or practices. If any one person on the board would like to initiate a practice or policy, then we would need to create and vote on policies that are mutually agreed upon.

I will bring these to the board’s attention when it comes to voting on the minutes.

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. ~~The materials pointed to the efficacy of having a third-party analysis of the overlay, in order to eliminate research bias or the perception of it.~~ Chairman Fonte recommended that meetings with the contractors Page 4 of 7 Page 5 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 in his opinion last-minute handouts and/or information being circulated at the meeting ~~will~~should 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 in his opinion 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.

The changes were reviewed, and a lengthy discussion ensued amongst the Board Members.

A **MOTION** was made by Supervisor Collazo approving the minutes of the August 11, 2025, Regular Board Meeting, as amended. The **MOTION** died for lack of a second.

Chairman Fonte then passed the gavel to Supervisor Collazo in order to make a **MOTION**.

A **MOTION** was then made by Supervisor Fonte, seconded by Supervisor Milian approving the minutes of the August 11, 2025, Regular Board Meeting, as presented. The **MOTION** carried unanimously.

Supervisor Collazo then returned the gavel to Chairman Fonte who reassumed his Chairman duties.

Supervisor Collazo stepped away from the meeting at approximately 4:08 p.m. and promptly returned at approximately 4:12 p.m.

G. NEW BUSINESS

1. Presentation of Lake Shoreline Overlay

Mr. Alvarez provided an overview of the Lake Shoreline Overlay, consisting of the original as built and the existing conditions that were superimposed over each other, as requested by the Board. Mr. Alvarez addressed the Board's questions and explained how to properly interpret the report, noting that reading was taken with over 100ft distance from one location to the next.

Mr. Alvarez focused on the patterns referencing specific sections and establishing parameters such as:

3.1 Demonstrating conditions that are permitted.

2.1 Demonstrating conditions that are still manageable.

1.1 Demonstrating areas of Caution.

He further added that any conditions steeper than what was reflected in Section 1.1 is recommended for repair.

Mr. Alvarez noted that the areas that the Board recently engaged in the service of Landshore Enterprises to repair were consistent with the areas of concern and noted that this project was currently in the permitting process.

Mr. Alvarez added that the overlay was a good idea, and the areas will need to be monitored in the upcoming years.

Supervisor Collazo noted that Ref. 82 in the presented materials reflected an issue in a recently repaired area and Mr. Alvarez agreed that he would address this under warranty for correction.

Mr. Alvarez and the Board addressed Ms. Beyerlein's questions.

Chairman Fonte noted that the initial project reflected areas in phases that are consistent with the presented report. He further noted that the work that had already been done by the District was part of the Priority classification that was broken into to two Phases known as Priority 1 – Phase 1 which was completed and Priority 1 - Phase 2 which is inclusive of the three areas recently approved for repairs.

Supervisor Penn Williams requested an analysis or written summary from the District Engineer and Supervisor Collazo indicated that it was not needed as it would create an additional cost. The Board did not move forward with the request for an analysis.

The direction from the Board was to reevaluate the shoreline in 12 months and the Board will proceed with the previously approved work at the three (3) most critical areas specified.

2. South Entrance Water Feature Conversion Project Information

Mrs. Perez advised that in addition to the proposals presented in the meeting materials, the District received a late proposal from Arking Solutions that was distributed via email in advance of the meeting and via handout and attached hereto.

A Water Features Equipment/Maintenance Assessment was provided via handout and attached hereto and has an estimated life expectancy cost, based on the information we have gathered and pursuant to the recommendations received from experts such as maintenance providers and manufacturers.

The Board reviewed the information and a discussion ensued. This item could be further discussed with the Association at the next scheduled meeting, but no further actions are to be taken on the matter at this time.

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

As requested by the Board, District management reached out to the two (2) contractors to confirm that all of the decorative trim replacements were included in the presented proposals. Both confirmed that their previously provided prices included all of the trim. Only one of these vendors, Keystone Precast & Columns, provided a proposal for the reduced scope of work only to include the trims/moldings around the windows and doors.

A discussion ensued the Board followed by:

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Fonte and unanimously passed approving and directing District management to engage services on behalf of the District to conduct repairs specifically at the two (2) areas over the south guardhouse door and to have the cracks in the remaining trim filled with a clear sealer for an amount not to exceed \$5,000.

4. Consider Resolution No. 2025-07 – Approval of Interlocal Access Agreement For Local Government Publication of Legal Advertisements and Public Notices on County Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-07, entitled:

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

Mrs. Perez read the title of the resolution into the record and provided a recap that during the last meeting the Board had approved the Miami-Dade County Advertisement Interlocal Agreement. Since then Miami-Dade County has requested this action and name the authorized signatories on behalf of the District for this action. As such, District Counsel's firm has prepared this resolution for consideration.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Corradini and passed unanimously adopting Resolution No. 2025-07, as presented.

5. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-08, entitled:

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.

Mrs. Perez read the title of the resolution into the record and reviewed the same.

A **MOTION** was made by Supervisor Milian, seconded by Supervisor Collazo and passed unanimously adopting Resolution No. 2025-08, as presented.

H. RATIFICATIONS AND APPROVALS

There were no ratifications or approvals to come before the Board.

I. OLD BUSINESS

1. Engineer Updates

a. Phase II Storm Drainage Project

Mr. Camacho noted that the Association Clubhouse DERM to do list was pending completion. Once the report has been provided for District records, the District Engineer will add the same to a package that includes changes requested by DERM for submittal along with the clubhouse completed work report in order to proceed with the permit process for the Phase II Storm Drainage Project.

b. Landshore Shoreline Repairs at Three Areas

Mr. Camacho indicated that this was currently in the permitting process with Maimi-Dade County, pursuant to the Town of Cutler Bay requirements.

2. Management Report/Updates

a. Traffic Enforcement Services

Mrs. Perez advised that during the last two (2) weeks of August, and until Friday, September 5, 2025, a total of 15 traffic stops, and 15 traffic citations were issued, according to police logs completed by officers who rendered these services. There are other off-duty police shifts to be provided in the remaining weeks of September.

b. Florida Sidewalk Solutions

Mrs. Perez advised that the work performed by Florida Sidewalk Solutions had been completed and was inspected the last week of August.

Chairman Fonte noted that he had observed certain areas that had been grided and are demonstrating a hump and asked to have the District Engineer look into this matter. He added that he would forward District management a location and image.

c. Felix Clean Sidewalk Replacement Small Project

Mrs. Perez advised that Felix Clean scheduled the sidewalk replacements for Thursday, September 4, but due to the rain, this work was rescheduled for Tuesday, September 9, 2025.

d. Retention Wall – Miami-Dade County, DERM Class 1 Permit Issuance and Vegetation Removal at Tracts A, G, P and U Project

Mrs. Perez advised that on Tuesday, September 2, 2025, an on-site meeting was conducted by District contractor Matt Davis of Davis Environmental Solutions and the Biologist Nicole Alvarado of Miami-Dade County DERM, as well as Ronald Galvis on behalf of the District. The DERM representative took measurements and checked the vegetation flagged by the contractor (to be trimmed) in all 4 areas and we are currently awaiting direction and authorization from DERM to be able to proceed with the vegetation removal.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through August 31, 2025, and indicated that available funds were \$1,182,006.79.

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

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 3, 2025. Mrs. Perez added that links to two training sessions were available on the website.

Mrs. Perez noted that the next meeting was scheduled for November 10, 2025, and provided a gentle reminder of the new start time of 6:00 p.m.

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 5:15 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice Chair

September 3, 2025

Att. Mr. Ronald Galvis
Field Operations Manager.
Special District Services, Inc.

Ref: CUTLER CAY COMMUNITY.
WATER FEATURE CONVERSION.

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the Architectural and Engineering services required for “WATER FOUNTAIN CONVERSION INTO LANDSCAPING ENTRANCE FEATURE “.

The two (2) existing water fountains are located on the entrance Ingraham Hwy (Old Cutler Rd.) & SW 80th Court & abandonment of the existing water fixtures and equipment.
According to the information received.

SCOPE OF WORK:

ARCHITECTURAL AND ENGINEERING DESIGN AND PLANS.

Initial Criteria, Schematic Design, Conceptual Sketch and Meetings.

Landscaping Design, Decorative Lighting and provisions for Hollyday's connections.

- Up-dated survey.
- Existing Layout.
- Structural evaluation of the existing walls and design.
- Evaluation drainage conditions for new landscaping.
- Percolation Test.
- Proposed Landscaping Design.
- Sections.
- Views.
- Existing Water connections. Adjust conditions design.
- Irrigation Plan.
- Existing Electrical connections. Adjust conditions design.
- Lighting Plan.
- Existing Equipment and pit conditions to abandon.

Permit Process.

Agencies Fees Not Included.

PARTIAL \$ 20,500=

PRECONSTRUCTION COST ESTIMATE.

- Setup work area.
- M.O.T. (Maintenance of Traffic).
- General Removal of existing Water and Electrical Fixtures.
- Maintenance of work, pedestrian and materials Protection.
- Remove, disposal and Huling debris and cleaning during construction time.
- Prepare Drainage spouts and fabric filters.
- Fill the existing concrete fountain's basin with gravel that works as drainage conditions.
- Topsoil for new Landscaping.
- New Landscaping (Plants, Rocks, Mulch, Grass)
- Fill the existing pit to abandon.
- Irrigation system, piping and pump.
- Repair finishes (stucco, concrete etc).
- Paint all walls front and back sides.
- Electrical Outlets.
- Provision for Lighting.

CONSTRUCTION \$ 89,981=

GRAND TOTAL \$ 110,281=

Agencies Fees Not Included.

Not road work.

The Construction Estimate could be adjusted according to the final HOA and the City Approved Architectural and Engineering plans.

PAYMENT SCHEDULE:

50% Deposit.

30% As per progress work.

20% Final Payment.

Best Regards,

Martha L. Arango

Martha L. Arango

C.G.C.

Construction Manager

Acceptance: _____

Cutler Cay CDD

Life Expectancy and Approximate Costs for Water Features Equipment

Main Pump – JUST REFURBISHED. This pump with professional installation (all inclusive) will cost around \$12,000.00. Its life expectancy is usually 7 to 10 years.

Suction Pump – JUST REPLACED. This pump with professional installation (all inclusive) will cost around \$3,000.00. Its life expectancy is usually 7 to 10 years.

Rotom Blower – JUST REPLACED. This blower with professional installation (all inclusive) will cost around \$2,000.00. Its life expectancy is usually 10 to 12 years.

Sand Filter - According to Felix Clean, this filter with professional installation (all inclusive) will cost around \$15,000.00. Its life expectancy is usually 10 to 12 years. The current one we have is in good condition, and it may last 5 years or more, if the proper sand replacement is performed every 2-3 years as recommended. The last time sand was replaced was July 2024, and it cost \$2,500.00. Comparable items are offered online for prices that vary around \$8,500.00 plus delivery fees, and do not include the sand, nor any installation handwork.

Sump Pump - According to Felix Clean, this pump with professional installation (all inclusive) will cost around \$1,000.00. Its life expectancy is usually 5 years or more. The current one we have is in good condition, and it may last 4 years or more, in normal conditions. The last time we replaced the sump pump was in April 2024 and we paid \$1,350.00, but that payment included other minor jobs. Comparable items are offered online for prices that vary around \$500.00 plus delivery fees, and do not include any installation or handwork.

Well Pump - According to Felix Clean, this pump with professional installation (all inclusive) will cost around \$1,500.00. Its life expectancy is usually 10 years or more. The current one we have is in good condition, and it may last 5 years or more, in normal conditions, and it depends on the actual well. The last time we replaced the sump pump was in July 2023, and we paid \$1,100.00. Comparable items are offered online for prices that vary around \$500.00 plus delivery fees, and do not include any installation or handwork.

Tri-Way Valves - According to Felix Clean, this pump with professional installation (all inclusive) will cost around \$4,000.00 (for all of them). Their life expectancy is usually 15 years or even more. The current ones may need to be replaced within the next 12 months, since they are already old. We do not have records of recent replacement of these specific valves. It is not feasible to look for comparable prices online, since estimated costs are for all the valves for the equipment and not for one. The biggest cost associated with this valves replacement is the handwork (plumbing).

Other Elements, not considered “Main Equipment” for the Water Features, but important to consider for budget planning purposes:

- **Fiberglass enclosures for pit** – Around \$3,000.00. Life expectancy: 20 years or more. Good Condition, not to be changed in the next couple of years.
- **Treatment for Calcification on tiles** – Around \$2,000.00. To be done every 2 or 3 years by the features maintenance contractor. Although the contractor is doing its best, this is, according to the experts, unavoidable, since the water is well water.
- **Other electrical or plumbing repairs related to the water features. ***
- **Unexpected repairs for damage caused by Nature Factors or Power Outages are out of our control. ***

Disclaimer: The numbers shown above and in the chart below are just “estimates” based on normal circumstances (wear and tear). * Unexpected damage or repairs needed are not accounted for here.

Equipment or Description	Life Expectancy in years or Frequency of the Repair/Procedure	Estimated Cost	Approximate date may be needed	Yearly Cost average
Main (7.5hp) Pump	10	\$12,000.00	2035	\$1,200.00
Suction (2.7hp) Pump	10	\$3,000.00	2035	\$300.00
Pit Blower	12	\$2,000.00	2037	\$166.67
Sand Filter	12	\$15,000.00	2030	\$1,250.00
Sand Filter - Sand Replacement	2	\$2,500.00	2026	\$1,250.00
Sump Pump	5	\$1,000.00	2029	\$200.00
Well Pump	10	\$1,500.00	2028	\$150.00
Tri-Way Valves (all of them)	15	\$4,000.00	2026	\$266.67
Fiberglass enclosure for pit	20	\$3,000.00	2030	\$150.00
Treatment for calcification on tiles	3	\$2,000.00	2026	\$666.67
<i>REGULAR MAINTENANCE/CLEANING</i> (as per our current agreement)		\$10,800.00		\$10,800.00
Totals				\$16,400.00

Oct 27, 2025 at 8:40:29 AM
Miami-Dade County



Oct 27, 2025 at 8:40:22 AM
Miami-Dade County



Oct 27, 2025 at 8:40:12 AM
Miami-Dade County



Cutler Cay CDD Lake Signage



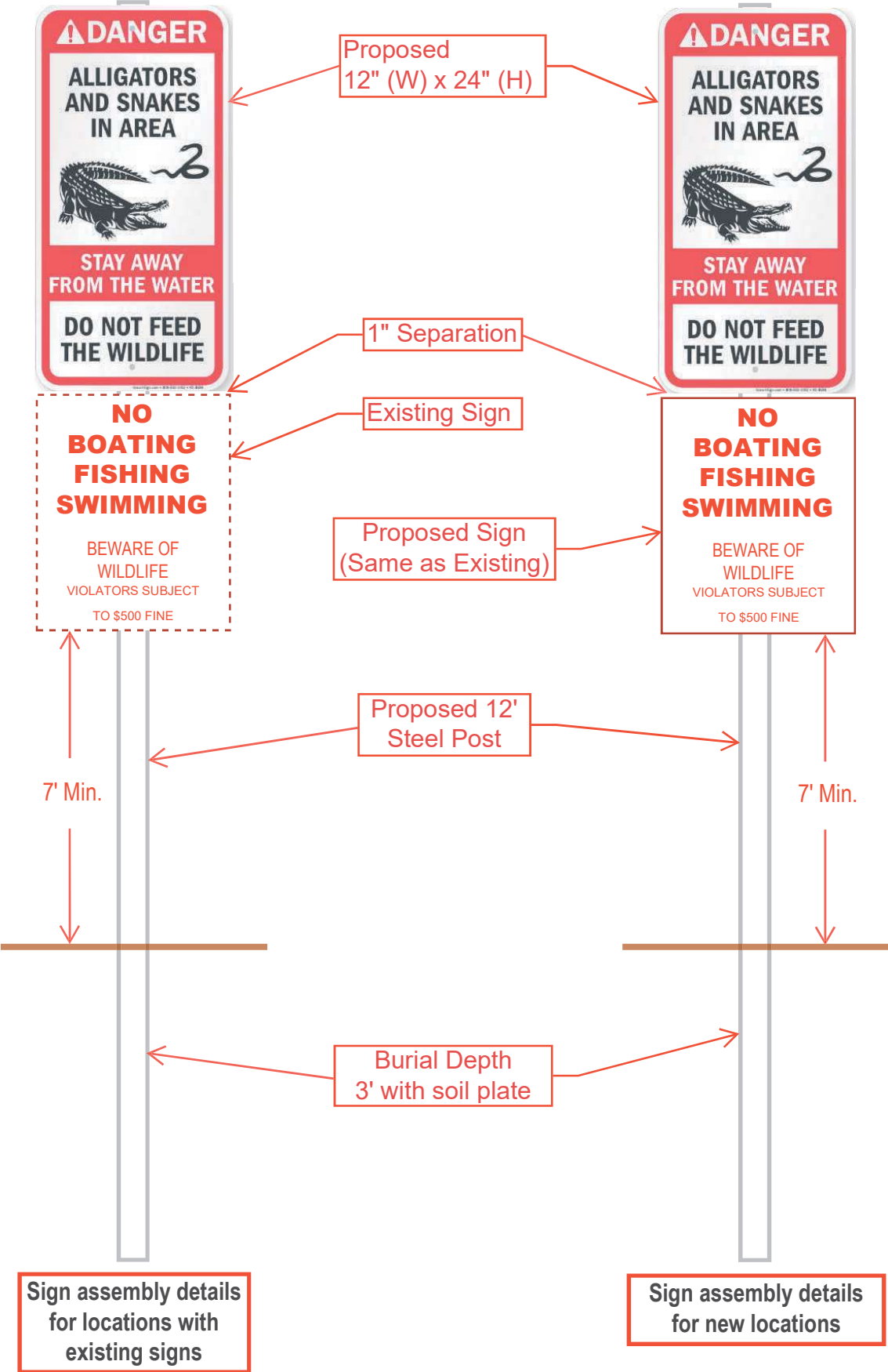
Red Targets: Actual Installed Signs

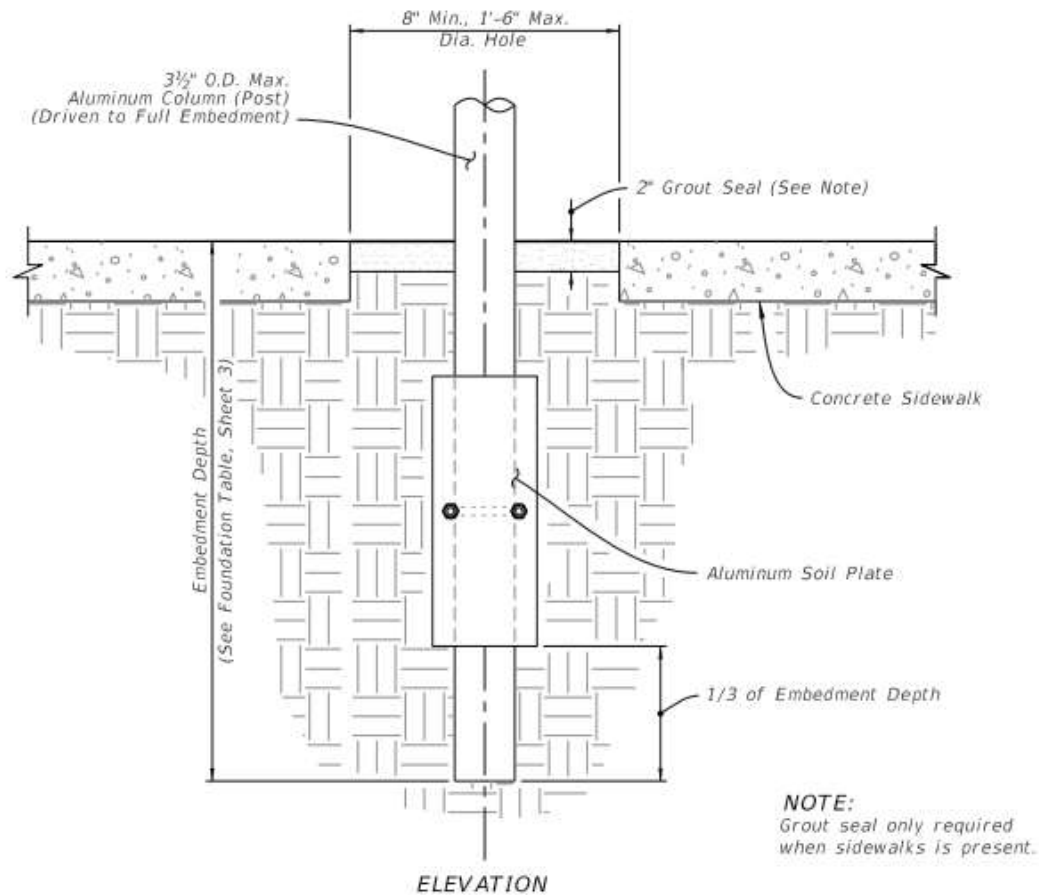
Scope - Remove existing sign posts and retrofit proposed sign assemblies with existing lake signs to accommodate the proposed signage. Posts will need to be replaced to ensure compliance with specifications. (See details below)

Blue Lines: Lake Access with no Signage

Scope - Install proposed sign assembly at designated areas, within CDD property and out of the limits of the newly restored shoreline.

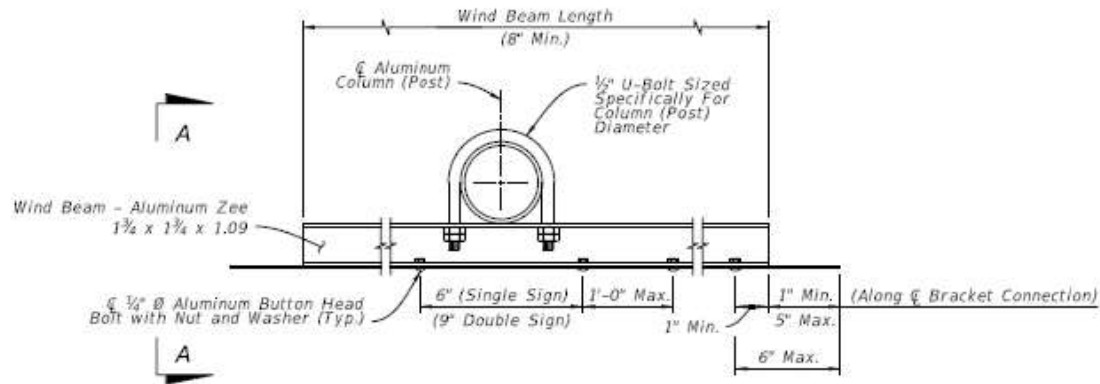
Proposed Sign Assembly:





DRIVEN POST DETAIL
(Frangible Post In Through Sidewalk Shown
Installations without Sidewalk Similar)

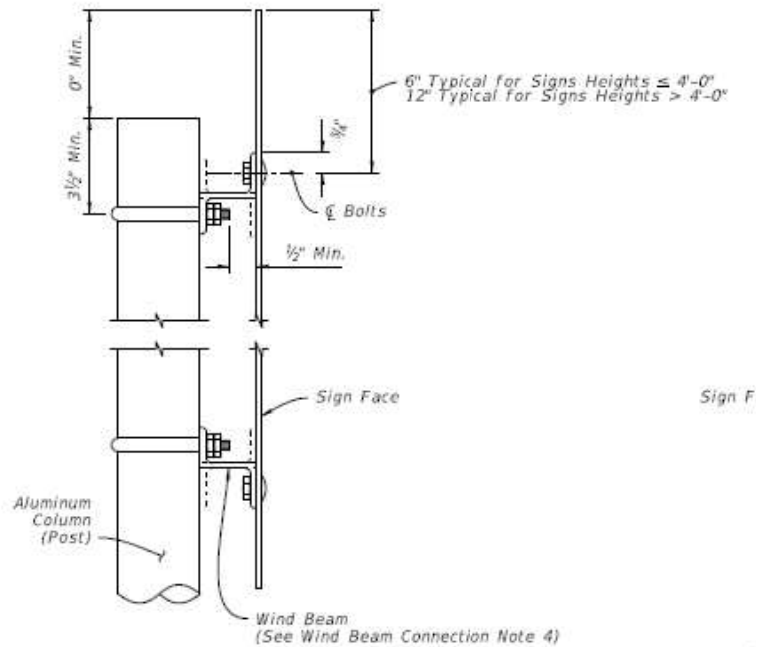
FOUNDATION TABLE						
Column (Post) Size		Foundation Alternatives				
		Driven Post *		Concrete (Class II)		
		Embedment Depth (ft)		Diameter (ft)	Embedment Depth (ft)	Stub Length (ft)
Outside Diameter (in)	Wall Thk. (in)	without Soil Plate	with Soil Plate			
2.0	1/8	4.5	2.5	---	---	---
2.5	1/8	5.0	3.0	---	---	---
3.0	1/8	5.0	3.5	---	---	---
3.5	3/16	6.0	4.5	---	---	---
4.0	1/4	---	---	2.0	3.5	3.0
4.5	1/4	---	---	2.0	4.0	3.0
5.0	1/4	---	---	2.0	4.5	3.0
6.0	1/4	---	---	2.0	5.0	3.0
8.0	1/4	---	---	2.0	5.5	3.0



NOTES:

1. $\frac{3}{16}$ " $\varnothing$ stainless steel hex head bolts with nylon washer under head and washer under nut may be used in lieu of $\frac{1}{4}$ " $\varnothing$ aluminum button or flat head bolts.
2. Use nylon washers (provided by the sheeting supplier) under the bolt heads to protect sign sheeting.
3. Slots up to 2" long are allowed in wind beams to accommodate U-Bolts for varying Column (Post) diameters.
4. Wind beams may be oriented in either direction.
5. For signs greater than 66" in height, install a third wind beam evenly spaced between the top and bottom wind beams. For signs up to 12" in height, use only one wind beam at $\varnothing$ Sign. Install two wind beams on signs with heights greater than 12" and less than or equal to 66".

WIND BEAM CONNECTIONS DETAILS



SINGLE SIGN DETAIL

VIEW A-A

RESOLUTION NO. 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Cutler Cay Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 10th day of November, 2025.

ATTEST:

**CUTLER CAY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cutler Cay
Community Development District

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

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- III AMENDED FINAL DEBT SERVICE FUND BUDGET**

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

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Operating Fund Revenues			
Administrative Assessments	111,781	118,044	118,044
Maintenance Assessments	721,164	719,706	719,706
Debt Assessments - 2014 Refunding	773,141	771,640	771,640
Other Revenues	0	0	0
Interest Income	1,200	60,727	60,727
TOTAL REVENUES	\$ 1,607,286	\$ 1,670,117	\$ 1,670,117
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	7,400	7,400
Payroll Taxes - Employer	560	653	653
Management	33,348	33,348	33,348
Secretarial	4,200	4,200	4,200
Legal	20,000	23,508	23,508
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,500	3,600	3,600
Arbitrage Rebate Fee	650	0	0
Insurance	15,000	13,931	13,931
Legal Advertisements	2,500	3,000	1,918
Miscellaneous	3,750	4,100	3,849
Postage	700	850	799
Office Supplies	1,400	1,375	1,293
Dues & Subscriptions	175	175	175
Trustee Fees	4,200	4,139	4,139
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,833	\$ 110,129	\$ 108,663
TOTAL MAINTENANCE EXPENDITURES	\$ 681,500	\$ 673,503	\$ 350,610
TOTAL EXPENDITURES	\$ 788,333	\$ 673,503	\$ 459,273
REVENUES LESS EXPENDITURES	\$ 818,953	\$ 996,614	\$ 1,210,844
Bond Refunding Payments	(726,753)	(737,890)	(737,890)
BALANCE	\$ 92,200	\$ 258,724	\$ 472,954
County Appraiser & Tax Collector Fee	(30,733)	(15,524)	(15,524)
Discounts For Early Payments	(61,467)	(54,627)	(54,627)
EXCESS/ (SHORTFALL)	\$ -	\$ 188,573	\$ 402,803
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 188,573	\$ 402,803

OPERATING FUND BALANCE AS OF 09/30/24	\$1,434,977
FY 2024/2025 ACTIVITY	\$188,573
RESERVE FUNDS BALANCE AS OF 9/30/25	\$712,236
OPERATING FUND BALANCE AS OF 9/30/25	\$911,314

Notes

Reserve Balances Includes Drainage, Pipe, Lake Bank Erosion & Roads Reserves.
Reserve Balances As Of 9/30/2025 total \$712,236 - Reserve Balances To Be Adjusted In October 2025.

AMENDED FINAL BUDGET
CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND - MAINTENANCE EXPENDITURES
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
MAINTENANCE EXPENDITURES			
Contingency/Reserve	200,000	200,000	6,750
Traffic Enforcement	0	0	9,347
Retention Wall Maintenance	0	0	3,750
Lake Erosion Restoration Project	0	0	34,521
Lakes Maintenance	12,000	9,000	7,728
Roads Maintenance/Reserve	50,000	50,000	33,062
Stormwater Drainage/Reserve	40,000	40,000	15,202
Field Operations	12,000	12,000	12,000
Walls & Wall Fountain Maintenance	30,000	27,500	24,200
Sidewalk Maintenance/Repairs	15,000	11,500	7,439
Engineering/Inspections	45,000	48,207	48,207
Street Signage	5,000	2,500	1,202
Lake Fountain Maintenance	15,000	5,000	0
Entry Features Maintenance	15,000	25,000	20,312
Guardhouse Exterior Maintenance	10,000	7,500	4,015
Water & Sewage	2,500	750	266
FPL - Electrical	110,000	114,546	114,546
DERM Required Stormwater Quality Improvement Proj.	120,000	120,000	8,063
TOTAL MAINTENANCE EXPENDITURES	\$ 681,500	\$ 673,503	\$ 350,610

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

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	12,909	12,909
NAV Tax Collection	726,753	737,890	737,890
Total Revenues	\$ 727,253	\$ 750,799	\$ 750,799
EXPENDITURES			
Principal Payments	595,000	595,000	595,000
Interest Payments	131,022	137,388	137,388
Bond Redemption	1,231	0	0
Total Expenditures	\$ 727,253	\$ 732,388	\$ 732,388
Excess/ (Shortfall)	\$ -	\$ 18,411	\$ 18,411

FUND BALANCE AS OF 09/30/24	\$170,758
FY 2024/2025 ACTIVITY	\$18,411
FUND BALANCE AS OF 09/30/25	\$189,169

Notes

Revenue Fund Balance = \$189,169*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$62,328.

* Approximate Amounts

Series 2021 Bond Refunding Information

Original Par Amount =	\$8,125,000	Annual Principal Payments Due:
Interest Rate =	2.14%	May 1st
Issue Date =	March 2021	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$5,825,000	

November 10, 2025

RE: Cutler Cay Community Development District Auditor Renewal

At the November 14, 2022, Cutler Cay Community Development District Board Of Supervisors meeting, the firm of Nowlen, Holt & Miner was selected to perform the 9-30-2022, 9-30-2023 and 9-30-2024 year end audits of the District with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fees for the 9-30-2022 audit was \$3,400. The fees for the 9-30-2023 audit was \$3,500. And the fees for the 9-30-2024 audit were \$3,600. The proposed fees for the 9-30-2025 audit is \$3,600, which is more than the budgeted amount for audit fees for Fiscal Year 2024/2025. The proposed fee for the 9-30-26 audit is \$3,600.

Management is pleased with the professionalism and the competence of the Nowlen, Holt & Miner partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2025 and 9-30-2026 audits for Nowlen, Holt & Miner.

Special District Services, Inc.

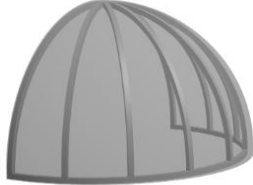
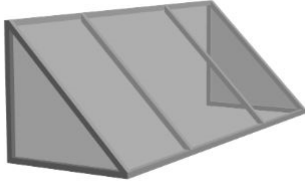
Cutler Cay CDD Guardhouse Awnings

Scope of Work and Details:

- Removal of the existing Domo-style awning from the guardhouse and disposal of the same.
- Installation of a new awning on either one or both sides of the guardhouse (entrance and/or exit).

NOTE: The entrance side awning will be shorter due to vehicles accessibility.

The quoted prices will remain unchanged regardless of the selected color—**Black** or **Burgundy**—as recommended by the HOA.

Style	B&G Awnings	Dadeland Awning	Diamond Awning
<i>Images for illustration purposes only (Installed awning may vary)</i>			
Domo Style (Existing One)			
	Only for Exit Side: \$1,065.00	Only for Exit Side: \$1,100.00	Only for Exit Side: \$1,800.00
Conventional Style			
	Price for both sides: \$1,700.00	Price for both sides: \$1,400.00	Price for both sides: \$1,600.00 <i>Open on the sides</i>
	5-Years Warranty on materials		10-Years Warranty on materials
Alternative Option: To replace only the fabric of the existing awning on the exit side of the guardhouse, while retaining the current metal structure.		\$550.00	\$480.00
	50% Deposit Required by Vendors		



Pictures of similar projects completed; provided by B&G Awnings:

Images for illustration purposes only - Installed awnings will vary in size, color, etc.

Conventional Style:



B&G Awnings Corp.
 12087 SW 251st Terr
 Homestead FL, 33032
 786.231.1799

Estimate

Date	Estimate #
10/22/2025	23604

Name / Address
Cutler Cay Community Development District Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Ship To
Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Terms	FOB	Sales Person	Valance	Braid	Frame Color	Fabric	Ref #
50/50	3-6 Weeks	BV	Tied-back	N/A	TBD	TBD	
Description				Qty	Rate		Total
New Dome Style awnings with approximate measurements of 6'x3'-2"x 3' height. Includes aluminum frame painted with electrostatic paint (if applicable, Frame Color: TBD, Fabric Color: Black or Burgundy), fabric, manufacturing and professional installation.				1	915.00		915.00
NOTE: PRICE BASED ON MEASUREMENTS TO BE CONFIRMED, IF ONCE TAKEN, MEASUREMENTS DIFFER, THE PRICE WILL BE MODIFIED ACCORDINGLY.							
Old Awning removal and disposal 50% initial deposit due upon acceptance. 50% final payment due at installation.				1	150.00 0.00		150.00 0.00
Shop Drawings and Permit Processing Fees (Where applicable) are to be fully paid in advance. City permit fees not included in this quote.							
All work is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations and/or deviations from above specifications resulting in extra cost will be executed only upon written orders, and will become extra and charge over and above estimate. All products (Awnings, Materials, Pergolas, Railings, Fences, etc...) are the sole property of B&G Awnings until paid in full. B & G Awnings, Corp. is not responsible for any delay in the event of any breach of, or if weather is a factor in starting or completing the job by said date. B & G Awnings, Corp. will supply proof of insurance upon requests. Equipment Rental, Permit fees and Engineer fees are not included in the proposal, unless specified otherwise. All structures in Miami Dade, Broward and Monroe counties need permits. It is at the							
					Total		

B&G Awnings Corp.
 12087 SW 251st Terr
 Homestead FL, 33032
 786.231.1799

Estimate

Date	Estimate #
10/22/2025	23604

Name / Address
Cutler Cay Community Development District Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Ship To
Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Terms	FOB	Sales Person	Valance	Braid	Frame Color	Fabric	Ref #
50/50	3-6 Weeks	BV	Tied-back	N/A	TBD	TBD	
Description				Qty	Rate		Total
home/business owner's full discretion, if you wish to pull a permit and B & G Awnings, Corp. is not responsible for any fines, extra paperwork in which it could incur. B&G Awnings, Corp will deliver city permit vouchers at completion, for reimbursement (Costs not reflected in this proposal).Proposal becomes a binding contract upon execution. ACCEPTANCE OF CONTRACT: The above prices, specifications and conditions are satisfactory and are hereby accepted. I acknowledge that all items installed are the sole property of B&G Awnings, Corp. unless paid in full. You are authorized to do the work as specified. Balance is due upon completion or unless previously stated in no more than 7 days after completion. A 1 1/2% charge daily will be added to late payments. Unless otherwise agreed with the management. AUTHORIZED SIGNATURE: _____ DATE: ____/____/____							
					Total		

B&G Awnings Corp.
 12087 SW 251st Terr
 Homestead FL, 33032
 786.231.1799

Estimate

Date	Estimate #
10/22/2025	23604

Name / Address
Cutler Cay Community Development District Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Ship To
Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Terms	FOB	Sales Person	Valance	Braid	Frame Color	Fabric	Ref #
50/50	3-6 Weeks	BV	Tied-back	N/A	TBD	TBD	
Description				Qty	Rate		Total
1 Year Warranty of Workmanship Weblon - Vinyl 5 Year Factory Warranty on Fabric. Sunbrella - Canvas 10 Year Factory Warranty of Fabric. Covers are secure/laced using stainless steel grommets and Neo brads lacing rope in White.					0.00		0.00
B&G AWNINGS CORP. HOLDS LIABILITY AND WORKERS' COMP INSURANCE COVERAGES IN ALL OF THEIR PROJECTS. ESTIMATES ARE VALID FOR A 30 DAYS PERIOD.					Total		
					\$1,065.00		

B&G Awnings Corp.
 12087 SW 251st Terr
 Homestead FL, 33032
 786.231.1799

Estimate

Date	Estimate #
10/22/2025	23603

Name / Address
Cutler Cay Community Development District Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Ship To
Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Terms	FOB	Sales Person	Valance	Braid	Frame Color	Fabric	Ref #
50/50	3-6 weeks	BV	Tied-back	N/A	TBD	TBD	
Description				Qty	Rate		Total
New Traditional Style awning with approximate measurements of 6'-10" x 2'-6" x 2'-4" height. Includes aluminum frame painted with electrostatic paint (if applicable, Frame Color: TBD, Fabric Color: Black or Burgundy), fabric, manufacturing and professional installation.				1	750.00		750.00
NOTE: PRICE BASED ON MEASUREMENTS TO BE CONFIRMED, IF ONCE TAKEN, MEASUREMENTS DIFFER, THE PRICE WILL BE MODIFIED ACCORDINGLY.							
New Traditional Style awning with approximate measurements of 6'-10" x 3'-2" x 2'-4" height. Includes aluminum frame painted with electrostatic paint (if applicable, Frame Color: TBD, Fabric Color: Black or Burgundy), fabric, manufacturing and professional installation.				1	800.00		800.00
NOTE: PRICE BASED ON MEASUREMENTS TO BE CONFIRMED, IF ONCE TAKEN, MEASUREMENTS DIFFER, THE PRICE WILL BE MODIFIED ACCORDINGLY.							
Old Awning removal and disposal				1	150.00		150.00
50% initial deposit due upon acceptance.					0.00		0.00
50% final payment due at installation.							
Shop Drawings and Permit Processing Fees (Where applicable) are to be fully paid in advance.							
City permit fees not included in this quote.							
All work is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any							
					Total		

B&G Awnings Corp.
 12087 SW 251st Terr
 Homestead FL, 33032
 786.231.1799

Estimate

Date	Estimate #
10/22/2025	23603

Name / Address
Cutler Cay Community Development District Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Ship To
Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Terms	FOB	Sales Person	Valance	Braid	Frame Color	Fabric	Ref #
50/50	3-6 weeks	BV	Tied-back	N/A	TBD	TBD	
Description				Qty	Rate		Total
alterations and/or deviations from above specifications resulting in extra cost will be executed only upon written orders, and will become extra and charge over and above estimate. All products (Awnings, Materials, Pergolas, Railings, Fences, etc...) are the sole property of B&G Awnings until paid in full. B & G Awnings, Corp. is not responsible for any delay in the event of any breach of, or if weather is a factor in starting or completing the job by said date. B & G Awnings, Corp. will supply proof of insurance upon requests. Equipment Rental, Permit fees and Engineer fees are not included in the proposal, unless specified otherwise. All structures in Miami Dade, Broward and Monroe counties need permits. It is at the home/business owner's full discretion, if you wish to pull a permit and B & G Awnings, Corp. is not responsible for any fines, extra paperwork in which it could incur. B&G Awnings, Corp will deliver city permit vouchers at completion, for reimbursement (Costs not reflected in this proposal).Proposal becomes a binding contract upon execution. ACCEPTANCE OF CONTRACT: The above prices, specifications and conditions are satisfactory and are hereby accepted. I acknowledge that all items installed are the sole property of B&G Awnings, Corp. unless paid in full. You are authorized to do the work as specified. Balance is due upon completion or unless previously stated in no more than 7 days after completion. A 1 1/2% charge daily will be added to late payments. Unless otherwise agreed with the management. AUTHORIZED SIGNATURE: _____ DATE: ____ / ____ / ____							
					Total		

B&G Awnings Corp.
 12087 SW 251st Terr
 Homestead FL, 33032
 786.231.1799

Estimate

Date	Estimate #
10/22/2025	23603

Name / Address
Cutler Cay Community Development District Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Ship To
Ronald Galvis Old Cutler Rd SW 78th Ave Cutler Bay, FL 33157

Terms	FOB	Sales Person	Valance	Braid	Frame Color	Fabric	Ref #
50/50	3-6 weeks	BV	Tied-back	N/A	TBD	TBD	
Description				Qty	Rate		Total
1 Year Warranty of Workmanship Weblon - Vinyl 5 Year Factory Warranty on Fabric. Sunbrella - Canvas 10 Year Factory Warranty of Fabric. Covers are secure/laced using stainless steel grommets and Neo brads lacing rope in White.					0.00		0.00
B&G AWNINGS CORP. HOLDS LIABILITY AND WORKERS' COMP INSURANCE COVERAGES IN ALL OF THEIR PROJECTS. ESTIMATES ARE VALID FOR A 30 DAYS PERIOD.					Total		
					\$1,700.00		

Dadeland Awning Inc.

10635 S.W. 185 Terraces Miami, Fl. 33157

Tel. 305-378-8999

Date: 10/16/2025

QUOTE

To: cutler cay cdd /
Cutler bay FL

The scopes of work consist of the following:

- Replace fabric on existing round awning approximate 5 ft wide by 3ft projection on drive out section...\$550.00
new round awning over drive out section same dimensions of existing one or smaller.....\$1,100,00
2 new conventional style awning same dimensions of existing one or smaller ..\$700.00 each = \$1,400.00

Material 5 years warr. pro rated /any color

Thanks for your business

Permit fees not included /if any

Total	
Tax 7%	
Estimate Total	
50% Deposit	
Balance due	



LICENSED AND INSURED

2600 W. 6 Ave. - Hialeah, FL 33010

305-525-1425

786-290-7563

gperez@sdsinc.org
rgalvis@sdsinc.org

Toldos
Canvas & Vinyl
Carports
Terrace
Canopies
Techos de Aluminio

diamondawning@gmail.com

☐ ESTIMATE/PROPOSAL
☐ INVOICE

DATE	10/16/2025
ORDER No	

BRAID COLOR

DESIGN TYPE

- ☐
- ☐
- ☐
- ☐
- ☐
- ☒ OTHER TIEBACK

Customer Name: Ronal Galvis & Gloria Perez

Address: 7837 SW 187 TERR.

City, State, Zip Code: FL 33157

Phone No: 786 503 1633 Ronal

FRAME DESCRIPTION

FABRIC DESCRIPTION

Sumbrella _____ Patio _____
Webbing LAC ONYC o Burgandy Ferrari _____
Vinyl _____ Binder Color _____

- ☐ Galvanized
☐ Aluminum
☐ Schedule 40
☒ Paint Color Bronze

The Materials are guaranteed to be in accordance with the specifications, and the drawings provided, and to be completed in a dependable manner for the sum of:

with payments to be as follows

A 50 % deposit is required to begin a work and the balance is due when job is installed on installation day.

First Payment: 800.00

Second Payment: 800.00

Tax: ✓

Total: 1600.00

[Signature]
Sales Representative Signature

NOTE: This proposal maybe withdrawn by us if not accepted with _____ days

ACCEPTANCE OF PROPOSAL

The conditions and prices described above are satisfactory and accepted. You are authorized to perform the job in accordance with the specifications. Payments will be made as described above. Terms & conditions, see on back of this proposal/invoice

DATE: _____

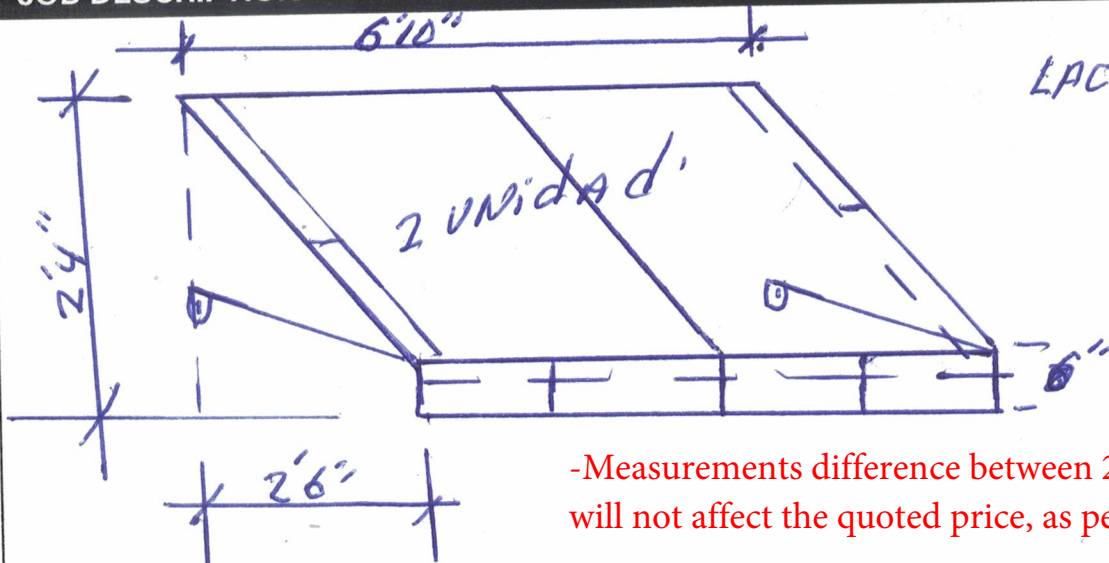
Permitted by Customer

Customer Signature: _____

Installed By: _____

Customer Initials: _____

JOB DESCRIPTION



-Measurements difference between 2 sides awnings will not affect the quoted price, as per vendor. RG



LICENSED AND INSURED

2600 W. 6 Ave. - Hialeah, FL 33010

305-525-1425

786-290-7563

Toldos
Canvas & Vinyl
Carports
Terrace
Canopies
Techos de Aluminio

diamondawning@gmail.com

☒ ESTIMATE/PROPOSAL
☐ INVOICE

DATE: 10/20/2025
ORDER No:

BRAID COLOR

DESIGN TYPE

☐

☐

☐

☐

☐

☐

☐ OTHER

Customer Name: RONALD ALVIZ & GLORIA PEREZ

Address: 7837 SW 187 TERRACE

City, State, Zip Code: 33157

Phone No: 786 503 1633

FABRIC DESCRIPTION

Sumbrella _____ Patio _____
Webbing AL Negro o Burgundy Ferrari _____
Vanguard _____ Binder Color _____

FRAME DESCRIPTION

☒ Galvanized
☐ Aluminum
☐ Schedule 40
☐ Paint Color _____

The Materials are guaranteed to be in accordance with the specifications, and the drawings provided, and to be completed in a dependable manner for the sum of:

with payments to be as follows

A 50 % deposit is required to begin a work and the balance is due when job is installed on installation day.

First Payment: _____

Second Payment: _____

Tax: _____

Total: _____

Sales Representative Signature

NOTE: This proposal may be withdrawn by us if not accepted with _____ days

ACCEPTANCE OF PROPOSAL

The conditions and prices described above are satisfactory and accepted. You are authorized to perform the job in accordance with the specifications. Payments will be made as described above. Terms & conditions, see on back of this proposal/invoice

DATE: _____

Permitted by Customer

Customer Signature: _____

Installed By: _____

Customer Initials: _____

JOB DESCRIPTION

1 covers solamente \$480.00
1 FRAME and covers Modelo Domo \$ 1,800.
\$1,400
480

2 Awning Model Domo and covers New \$2,800.
Frame Include.

Individual price: \$1,400.00, as per vendor. RG

Sidewalk & Curb Checklist

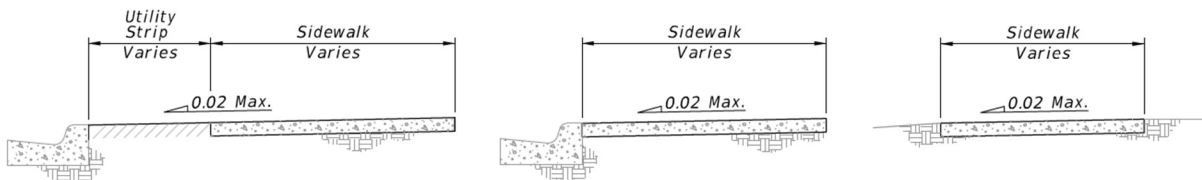
Inspect and flag if any of the following conditions are present:

1. Sidewalk Panels

- Raised panel $\geq \frac{1}{4}$ inch vertical displacement caused by roots
- Panel tilting or rocking due to roots
- Cracks or gaps caused by roots
- Exposed roots under or along panel

2. Sidewalk Slope

- Cross slope $> 2\%$
- Running slope $> 5\%$ (along pedestrian path)
- Low spots or dips due to root undermining



3. Drop Offs Along Swales

- Panel to swale drop off $\geq \frac{1}{2}$ inch
- Roots undermining swale grade

4. Drop Offs Along Curbs

- Raised curb/gutter ≥ 1 inch (serious hazard)
- Moderate curb/gutter lift $\frac{1}{2} - 1$ inch
- Sidewalk to curb vertical drop $\geq \frac{1}{2}$ inch above intended curb height

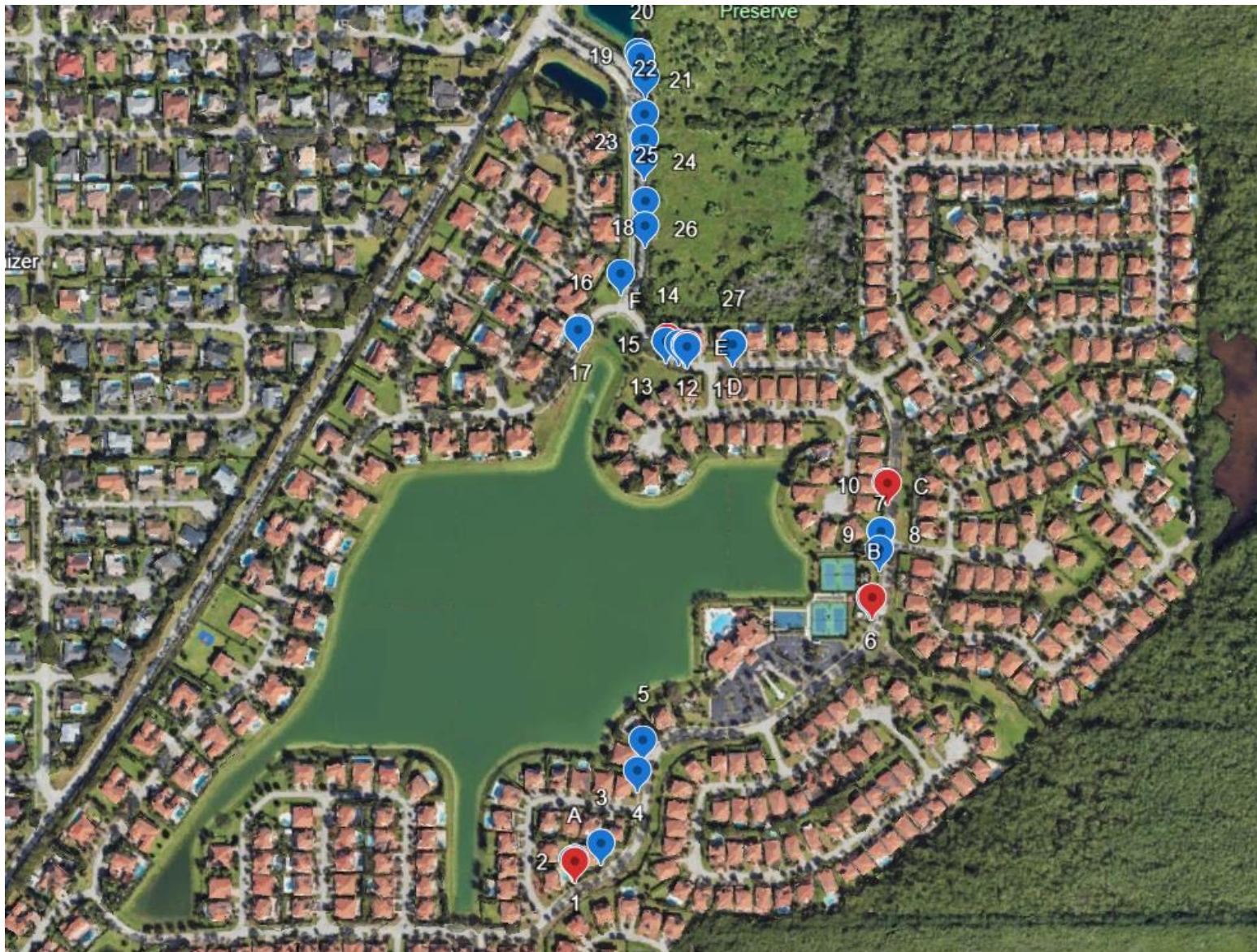
5. Sidewalk-to-Roadway Drop

- Drop from curb to roadway > 1 inch above normal curb height
- Root-lifted curb causing abnormal drop-off

Recommended Actions

- Replace or reset lifted/tilted panels and curbs to proper grade
- Install root barriers where needed
- Selective root pruning with arborist approval

Cutler Cay CDD			
Sidewalks & Root Barrier			
Debora Concrete Corp.	Felix Clean Services	Headley Construction Group	Urban Domus Construction
	<i>This contractor successfully performed the most recent sidewalk panels replacement job for the District.</i>	<i>This contractor is currently working in other projects for the District.</i>	
Following a detailed inspection, twenty-seven (27) sidewalk panels across various locations within the District were identified for replacement. Contributing factors such as invasive root systems (in most cases), heavy vehicle traffic, and other environmental conditions have led to damage in several panels. These include cracks, breaks, excessive slope deviations, and insufficient height—rendering them non-compliant with the Sidewalk Criteria and Specifications established by the District Engineers. The scope of work includes: 1. Removal of the twenty-seven (27) damaged sidewalk panels. 2. Excavation and removal of any underlying root systems. 3. Installation of approximately 100 feet of root barrier at various locations, as needed. 4. Construction of twenty-seven (27) new sidewalk panels in accordance with the specifications provided by the District Engineers. Note: A detailed map with specific locations and coordinates has been shared with the vendors, along with sample photographs and an illustrative map to support visual understanding of the scope and context.			
\$22,485.00	\$15,200.00	\$16,750.00	\$19,375.00
<i>*Although it is not mentioned in some of these proposals, all of these vendors require a 50% deposit.</i>			



Locations 1 to 27 – Sidewalks to be replaced.

Locations A to F – Areas to install Root Barrier.

Google Earth Link with exact locations (coordinates) have been shared with vendors.

Pictures of Sidewalk examples (Just for Illustration purposes):



Debora Concrete Corp.

RECIPIENT:

Cutler Cay CDD
7755 Southwest 192nd Street
Cutler Bay, Florida 33157

Quote #20250067	
Sent on	Oct 22, 2025
Total	\$22,485.00

Product/Service	Description	Qty.	Unit Price	Total
Sidewalk Panels	Remove and dispose of 27 existing 4-inch sidewalk panels at various locations.	27	\$200.00	\$5,400.00
Roots Removal	Eliminate root systems located beneath the removed panels.	27	\$25.00	\$675.00
Root Barrier	Install approximately 100 feet, segmented at various locations where sidewalks are being constructed.	100	\$75.00	\$7,500.00
New Sidewalk Panels	Install 27 new sidewalk panels in accordance with the specifications provided by the CDD Engineers.	27	\$330.00	\$8,910.00

Total	\$22,485.00
-------	-------------

This quote is valid for the next 60 days, after which values may be subject to change.

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Cutler Cay Community Development District
Old Cutler RD & SW 195st TER
Cutler Bay, FL

We hereby submit specifications and estimates for:

- Replace twenty-seven (27) 5x5 Sidewalk Panels (Locations to be provided).
 - Remove root systems under removed sidewalks.
 - Install 100' of Root Barrier (to protect sidewalks from being lifted – Locations to be provided).
- \$ 15,200.00

Parts and labor	-----	\$ 15,200.00
7% Tax	-----	N/A
Grand total	-----	\$ 15,200.00

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

Headley Construction Group Inc

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



Estimate

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

ESTIMATE 1707
DATE 10/21/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Project	Project; Cutler Cay Community	1	0.00	0.00
	Demolition of 4" Concrete Sidewalk	Scope of work	1	4,000.00	4,000.00
		1. Demolition / disposal of 4" concrete sidewalk (27 Flags - 675 Sqft)			
	4" Concrete Sidewalk	2. Installation of new 4" concrete sidewalk (27 Flags - 675 Sqft)	675	10.00	6,750.00
		- Sidewalk closures included			
	Earthwork	3. Root Barrier (100 LF) - 24" deep	100	60.00	6,000.00
		- Root Grinding edge of concrete sidewalk to remove roots			
		- Excavation / disposal of roots			
		- Installation of 24" root barrier			
		- Backfilling edge of concrete sidewalk once completed			
		Notes;			
		- All work to be performed in accordance with applicable FDOT, municipal, and project specifications.			
		Proposal pricing is based on clear site access and uninterrupted work during normal business hours.			
		Any unforeseen underground obstructions, utilities, or unsuitable materials encountered during excavation shall be subject to additional charges.			
		Testing, inspections, and permit fees (if applicable) are excluded unless otherwise noted.			
		Restoration of irrigation systems,			

landscaping, or other surface features outside the defined work area is excluded.

HCG shall not be held liable for any damage, deterioration, or loss to existing trees, vegetation, or landscaping, including but not limited to root injury, canopy decline, or death of the tree, arising directly or indirectly from excavation, root barrier installation, or any related construction activities. The Owner acknowledges and accepts that such risks are inherent to the nature of the work and hereby releases HCG from any claims, demands, or liabilities associated therewith.

Proposal valid for 30 days from the date of issue.

SUBTOTAL	16,750.00
TAX	0.00
TOTAL	\$16,750.00

Accepted By

Accepted Date



October 24th, 2025
Miami, FL.

Dear Mr. CUTLER CAY CDD

JOB SITE: 7755 SW192 STREET, CITLER BAY FL 33157

Ref. PROPOSAL FOR VARIOUS SIDEWALK REPAIR WORKS AS PER SPECS AND DRAWINGS DELIVERED BY CLIENT FOR SIDEWALKS LOCATED AT 7755 SW 192 STREET CUTLER BAY FL 33157

Thank you for your interest in our professional services for the DEVELOP of your project. The following is a proposal for Construction Services for the scope of work identified below. Urban Domus Construction LLC is pleased to submit a proposal for the location in reference to **\$19,375,00** (Nineteen Thousand Three Hundred and Thirty-Five and 00/100 dollars)

SCOPE OF WORK:

A. General Description

Concrete sidewalk restoration as indicated in specs handled by client.

This includes demolition and disposal of existing damages sidewalks panel 5' by 5', removal of tree roots that caused the damage. Preparation of soil with good fill, compaction and forming if necessary.

Pouring 4" concrete sidewalk 3,000 psi with max cross slope of 2%. This is calculated on 27 panels of 5' by 5' at a rate of \$625 each panel

Installation of 100' of root barriers along the sidewalks.

All concrete cutting is included.

Concrete replacement or any remediation will be included



SCHEDULE OF PAYMENTS

- | | |
|---|-----|
| 1. Retainer to order work contract approval | 50% |
| 2. At finalizing works | 50% |

EXCLUDED

- All items not included in the scope of work
- Fee for tests required to obtain city approval if required (if not included in the scope of work).
- Permit fees or other cost for the city (By owner)

INCLUDED

- Furnish and supervise all labor, Equipment and materials needed to perform the scope of work outlined above.
- Liability Insurance and work comp.
- Cleaning site during work being performed and after performing the job.

SPECIFICATIONS.

General Construction Practice shall be generally in accordance with standards procedure approved by Florida construction code. In the event changes in scope of works, building materials, or other items for the Residence are required by any governmental or quasi-governmental rule, regulation, code, order, statute, ordinance, or the like, or as a result of errors or omissions on the part of an architect, Contractor agrees to notify Owner of such changes, and Owner shall pay Contractor at the time said changes are required or errors are discovered the cost to be incurred by Contractor in effectuating such changes.

INSURANCE:

During the term of construction pursuant to this Agreement and until the Final Payment has been made to Contractor by Owner, Contractor shall purchase and maintain public liability insurance in an amount not less than One Million Dollars (\$1,000,000.00/\$2,000,000.00).

* Final total amount is subject to changes depending on quantities determined on site.

** Referential price; subject to specifications and requirements and approval of Miami Dade County

ADDITIONAL WORK ORDER:

All changes must be made in writing and signed by all parties. The owner agrees that changes resulting in the furnishing of additional labor or material will be paid for prior to the commencement of any extra work. These changes will be billed in the corresponding monthly draw when work is approved.



ACCEPTANCE OF PROPOSAL

This document will serve as our initial proposal; upon your acceptance, it will become our agreement (Contract) until a more formal contract is drafted and signed. Any unforeseen conditions, and/or additional requirements by any agencies department and/or owner, not specified shall be at an additional cost by owner. If the above price, specifications, scope of work and conditions are to your satisfaction and are hereby accepted. Please sign and date below and we will proceed with your project immediately.

CONTRACT ACCEPTANCE

We, the undersigned, have read and understood this entire contract, including documents attached by reference, if applicable. We acknowledge that this document constitutes the entire agreement between the parties, and therefore we approved.

Urban Domus is authorized to do the work in accordance.

Dated: _____ Signed: _____

CONTRACTOR:

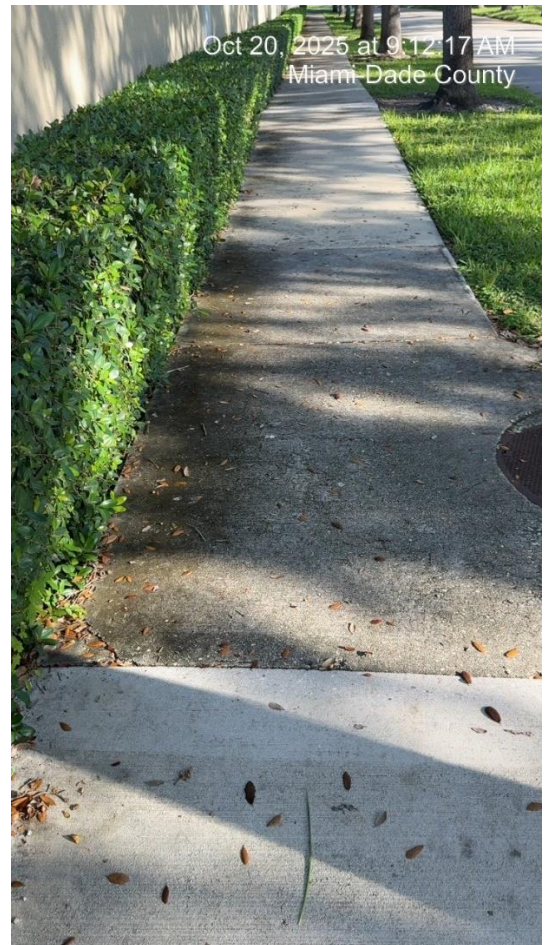
Dated: _____ Signed: _____

URBAN DOMUS LLC

Cutler Cay CDD
Sidewalks Pressure Cleaning

LZ Pressure Cleaning	Royal Service Network	The Pressure Cleaning Man
	<i>This company is owned by a Cutler Cay Resident. They have indicated that they do not currently carry Workers' Compensation Insurance due to an exemption based on their number of employees. However, they have stated that if their proposal is selected and approved, they will obtain the required coverage and include the District as an additional insured, as is required of all District contractors.</i>	<i>This company has performed this service for the District in previous years, consistently delivering satisfactory results</i>
Scope of Work: Pressure cleaning of approximately 5,711 linear feet of the District's sidewalks, curbs, and valley gutters, with exact locations detailed in the attached reference map.		
\$14,500.00	\$2,200.00	\$4,490.00
50% Deposit Required	No Deposit Required	







Lz Pressure Cleaning

Sr Lesbel Maciaz
NIF/CIF Lic 18BS00492
11101 sw 197 st 33157
(786) 720-3759

FACTURA

INV0029

FECHA

10/26/2025

SALDO DEUDOR

USD \$14,500.00

CLIENTE

Cutler Cay CDD

7755 SW 192 ST Cutler Bay FL 33157

☎ +1 (786) 503-1633

lesbel92@gmail.com

ARTÍCULO	TARIFA	CANT.	TOTAL
-	\$14,500.00	1	\$14,500.00
- Pressure cleaning of sidewalks, curbs and gutters.	\$0.00	1	\$0.00
-We include the water and chemicals to remove all mold			
-We charge 50% at the beginning of the project and 50% with the finished work			

TOTAL \$14,500.00

SALDO DEUDOR

USD \$14,500.00

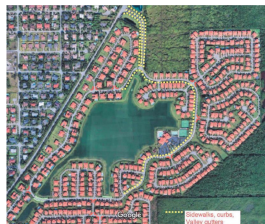
Royal Service Network
5942 sw 62 street
Miami, FL 33143
786-586-9707
royalservicenetwork1@gmail.com

October 28, 2025

Proposal for the pressure cleaning of the sidewalks, curbs and valley gutters on the in the Cutler Cay Community CDD

Name: Cutler Cay CDD
Ronald Galvis (Field Operations Manager)
Gloria Perez (District Manager)
The work will take place in the Cutler Cay Community

This proposal is for the pressure cleaning of all the sidewalks, curbs and valley gutters in the Cutler Cay Community except the areas that are located at the club house which is specified by the map that was emailed to me by Mr. Galvis. (see map below)



The job will be done in 1-2 days and we will be providing our own water.

I do have all the necessary documents that have been requested.

The price to do this job is \$2200 but is negotiable.

We are willing to match or beat any competitive pricing.

Please don't hesitate to contact me if you have any questions.

Sincerely,

Kelsey Toomer
Royal Service Network
DBA: Royal Pressure Cleaning

13476 SW 22nd Street
Miramar, FL 33027
Thepressurecleaningman@gmail.com
www.thepressurecleaningman.com
Cell: (954)328-8964
License Dade County No. 14BS00064
License Broward County No. 11-RP-17299-X
Office number (954)995-2356



The Pressure Cleaning Man inc.

Estimate

For:	Cutler Cay CDD - C/O Special District Services, Inc. rGalvis@sdsinc.org 2501A Burns Road Palm Beach Gardens, FL 33410	Estimate No:	3663
		Date:	06/09/2025

Description	Amount
Pressure cleaning of	\$3,965.00
- Sidewalks, curb and gutter approximately 5711 linear feet - Vendor will supply all labor and materials to complete the job - Approximate time of job 1-2 days (weather permitting) - Chemical treatment will be applied to sidewalks to kill algae	
Pressure cleaning of	\$525.00
- 4494 and 4496 add up to approximately 870 LF. - 4497 and 4499, add up to approximately 695 LF.	

Description

Amount

Process & Disclaimer: Groundwork

Pressure Cleaning employs water and pressure to effectively remove algae from surfaces, utilizing a circular surface cleaner for optimal results. Additionally, a light wash-down of areas may be included to eliminate any residual dirty water resulting from the cleaning process. It's important to note that pressure washing ground work does not automatically remove gum, rust stains, tire marks, or oil stains unless specifically stated otherwise in the estimate content.

Oil & Grease: The vendor cannot guarantee the full removal of oil or grease stains. Generally, our technique achieves a removal rate ranging from 50% to 80%.

Please be aware that the aforementioned stains require special chemicals or techniques for effective treatment.

The T.P.C.M system uses the main spigot from the property as a backup method to refill the water tanks. The system's average water consumption is 5 gallons per minute, totaling 300 gallons per hour. This usage results in an average increase of \$7 to \$12 on the household water bill.

Subtotal	\$4,490.00
Total	\$4,490.00

Total	\$4,490.00
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The Pressure Cleaning Man
inc.

Client's signature

Cutler Cay CDD Guardhouse Exterior Light Fixtures		
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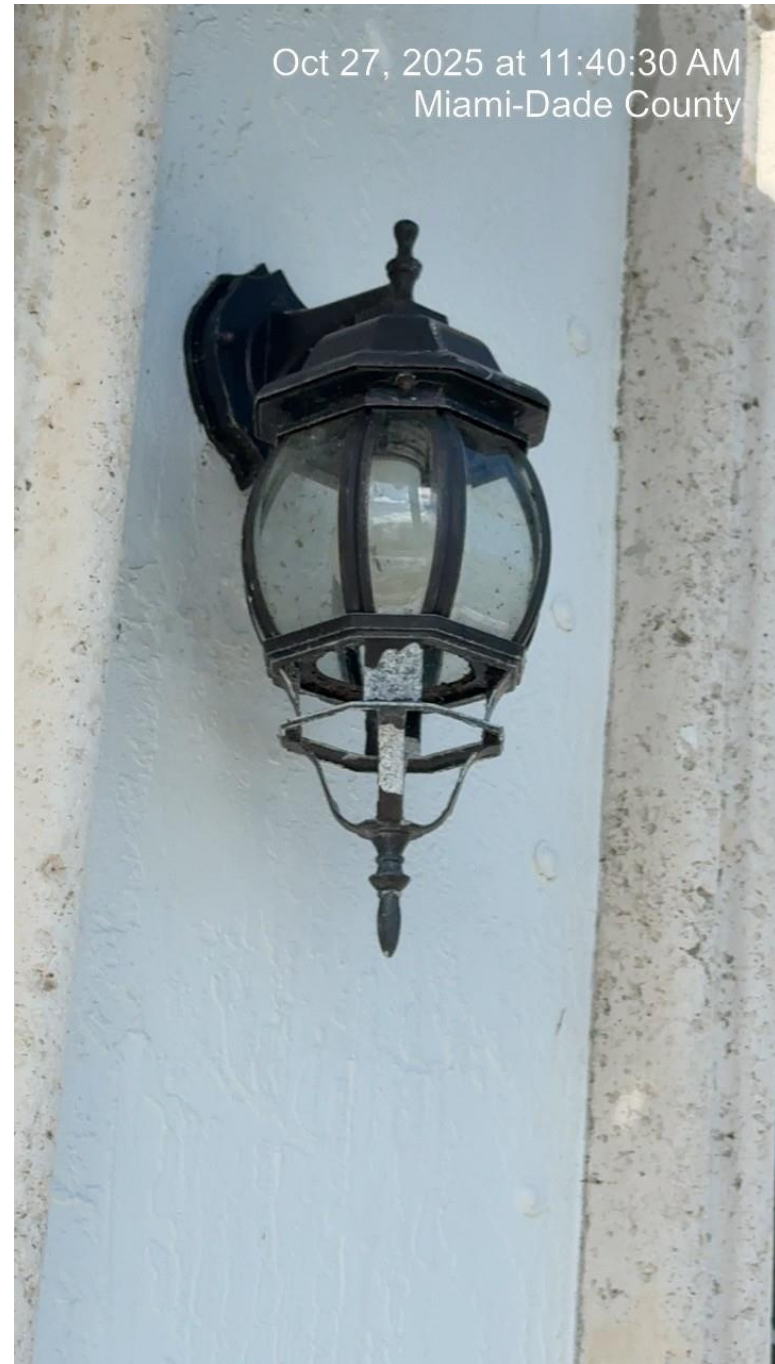
AU Electrical Services	First Choice Electrical	Tirone Electric & Data
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Scope of Work:		
-----------------------	--	--

Replace four exterior light fixtures at the Guardhouse		
--	--	--

	<i>Different options/models proposed. Selection will not affect the price</i>	
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\$771.16	\$1,450.00	\$1,150.00
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EC13005687

13571 SW 135 Ave. Unit. 205
Miami, FL 33186
Ph: (305) 301-6368
Fax: (305) 408-4777
Email: info@AULTek.com

Proposal

Proposal Date:	10/28/2025
Proposal #:	2139

Work Performed at:

Cutler Cay Community
7755 SW 192nd St
Cutler Bay, FL 33157

Submitted to:

Cutler Cay Community Development District
2501 Burns Rd., Suite A
Palm Beach Gardens, FL 33410

Project:

Cutler Cay CDD

Description	Qty.	Rate	Total
SCOPE OF WORK:			
EXTERIOR LIGHTING: 1- Replace four existing sconce light fixtures in bad conditions for new ones.			
Materials: 1- Home Depot Quote		171.16	171.16
Labor:		600.00	600.00
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial professional manner for the sum of:		Total	

Respectfully submitted by: _____
Lazaro E. Au

ACCEPTANCE OF PROPOSAL

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

Signature: _____

Date: _____



EC13005687

13571 SW 135 Ave. Unit. 205
Miami, FL 33186
Ph: (305) 301-6368
Fax: (305) 408-4777
Email: info@AULTek.com

Proposal

Proposal Date:	10/28/2025
Proposal #:	2139

Submitted to:
Cutler Cay Community Development District 2501 Burns Rd., Suite A Palm Beach Gardens, FL 33410

Work Performed at:
Cutler Cay Community 7755 SW 192nd St Cutler Bay, FL 33157

Project:
Cutler Cay CDD

Description	Qty.	Rate	Total
GENERAL CONDITIONS: 1- All applicable taxes are included in the Contractor's submission. 2- Material costs are subject to change. 3- Electrical drawings, plans, or revisions supplied by others. 4- The Contractor shall not be liable for errors or omissions in designs by others nor inadequacies of materials and equipment specified or supplied by others. 5- The Contractor shall not be liable for indirect loss or damage. 6- Unless specifically included, all special insurance requirements shall be supplied at an additional cost. 7- Any deviation or alterations from this proposal will be considered a change order and will incur additional charges. 8- Installation of blank covers (ceiling/wall) and light fixtures is considered completed work. 9- All work is warranted for one year including only labor, materials are covered by the manufacturer's factory warranty. EXCLUSIONS: 1- Any work not specified in the Scope of Work above. 2- Items not explicitly listed as included are considered excluded. 3- Permit is not included in this estimate.			
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial professional manner for the sum of:		Total	

Respectfully submitted by: _____ Lazaro E. Au
--

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.	Signature: _____	Date: _____
---	------------------	-------------



13571 SW 135 Ave. Unit. 205
Miami, FL 33186
Ph: (305) 301-6368
Fax: (305) 408-4777
Email: info@AULTek.com

Proposal

EC13005687

Proposal Date:	10/28/2025
Proposal #:	2139

Submitted to:
Cutler Cay Community Development District 2501 Burns Rd., Suite A Palm Beach Gardens, FL 33410

Work Performed at:
Cutler Cay Community 7755 SW 192nd St Cutler Bay, FL 33157

Project:
Cutler Cay CDD

Description	Qty.	Rate	Total
4- Parking costs are not included. 5- After completion of the work and subsequent testing, the costs of locating and repairing any malfunctioning existing light fixtures, devices, branch circuits, etc. (not specified in the above proposal) are not included in this estimate. 6- Contractor is not responsible or liable for issues with light fixtures provided/purchased by the owner or a third-party (For example: blinking light bulbs and trims, damaged products, etc). 7- Contractor is not responsible for pre-existing violations. 8- Contractor will not be liable for electrical work performed by unauthorized personnel. 9- Contractor is not subject to penalty fees for violations imposed on the property owner. 10- The Client is responsible for providing external protection to electrical work if necessary; Contractor is not liable for self-harm resulting from electrical work after finalization and approval from the field inspector. 11- Cutting, floor penetrations, patching, or painting are not included in this estimate. 12- This proposal estimate includes only electrical work; repair of damages such as broken conduits, holes, etc. are not included.			

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial professional manner for the sum of:	Total	\$771.16
--	--------------	-----------------

Payments to be as follows 40% Start, 40% Rough and 20% Final. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control.	Respectfully submitted by: _____ Lazaro E. Au
---	--

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.	Signature: _____	Date: _____
---	------------------	-------------





First Choice Electrical of Miami, Corp.
7401 NW 7th Street, Unit 3
Miami, FL 33126
Office: (786) 315-8688 / (786) 587-5693

Proposal No. 2025-246
October 23, 2025

Cutler Cay Community Development District

Re: Guard House new Sconces

We will supply labor and materials to replace the existing (4) exterior sconce light fixtures at the guard house with (4) new, similar-type sconce lights.

Please see the attached samples of (4) different sconce options and select your preferred model.

This quote covers labor and installation for any of the light fixtures shown in the sample sheet.

If the customer prefers a different fixture not shown in the samples, please send the selection to us for review, and we will revise the quote accordingly.

Not Included:

1. Electrical Permit.

Notes:

1. Estimated lead time for the light fixtures is 5–7 business days.
2. Proposal expires in 30 days.
3. Work will be performed in regular hours.
4. Any additional work requested or required will be subject to a Change Order.
5. Invoice will be sent upon completion of the project, with payment due within 30 days.

Thank you for this opportunity. Should you have any questions please feel free to call me.

We propose to furnish labor and materials complete, in accordance with the above specifications and subject to conditions stated herein, for the sum of:

-----\$1,450.00-----

We sincerely hope our quote is competitive and that we will work for you on this project.

Date _____

Date Oct 23, 2025 _____

Authorized Signature

First Choice Electrical of Miami, Corp.
Rolando Bouza / EC-13009670



First Choice Electrical of Miami, Corp.
7401 NW 7th Street, Unit 3
Miami, FL 33126
Office: (786) 315-8688 / Cell (786) 587-5693

#1



#2



#3



#4





3300 CORPORATE AVE. #100
WESTON, FL 33331
MIAMI-DADE (305) 625-2600
BROWARD (954) 989-7162
FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

10/16/2025
Time & Material
6D25-171

Cutler Cay CDD
7754 SW 192 ST
Cutler Bay FL 33157

RE: Exterior Wall Pack Replacement

In accordance with your request, Tirone Electric proposes to furnish all necessary labor, tools and supervision for a complete and operational installation to the above referenced project as per our on-site review and as per the following listed qualifications.

1. Supply and replace (4) exterior wall packs with LED bubs and dispose of old units.
2. Any troubleshooting required will incur additional fees
3. Any delays due to access to the work location will incur additional costs.
4. Labor and material warranted for 1 year from date of installation.
5. Excessive loss of time due to delays of access to site will incur additional charges.

Time and Material Service not to exceed the listed price without customer approval:

One Thousand One Hundred Fifty Dollars\$1,150.00

Approved and Accepted:

The above prices, specifications and conditions are accepted. Tirone Data is authorized to do the work as specified. Payments will be made as outlined above payable by cash, check or charge. In the event a lien or other legal measures are commended to secure payments on any portion of the contract sum, the prevailing party shall be entitled to receive all costs and reasonable attorney fees.

Signature

Printed Name and Title

P.O. #

Ralph Bombardiere
Service Manager





FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Cutler Cay Community Development District
SW 195th ST & Old Cutler Rd.
Cutler Bay, FL

We hereby submit specifications and estimates for:

Regular Cleaning/Maintenance for the Water Features (2 times a week), including:

- Vacuum/brush all walls, steps & tiles.
- Skim water surface and debris.
- Empty pump and skimmer baskets.
- Clean filters.
- Check water chemistry, and add all necessary chemicals.
- Check and inspect all the equipment and report any failure/malfunction.

Monthly Maintenance Charge	-----	\$ 1,200.00
7% Tax	-----	N/A
Total	-----	\$ 1,200.00

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

- Current Contract Amount: \$900.00 Monthly.
- Increase proposal to be effective on January 2026.
RG.

Cutler Cay
Community Development District

**Financial Report For
September 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
Administrative Assessments	111,781	0	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	60,727
Total Revenues	\$ 1,607,286	\$ -	\$ 1,670,117
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	1,000	7,400
Payroll Taxes (Employer)	560	77	653
Management	33,348	2,779	33,348
Secretarial	4,200	350	4,200
Legal	20,000	1,375	23,508
Assessment Roll	7,500	7,500	7,500
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	242	2,059
Postage	700	62	799
Office Supplies	1,400	119	1,293
Dues & Subscriptions	175	0	175
Trustee Fee	4,200	0	4,139
Continuing Disclosure Fee	350	350	350
Website Management	2,000	166	2,000
Bank Service Charges	0	0	1,790
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,833	\$ 14,020	\$ 108,663
TOTAL MAINTENANCE EXPENDITURES (Details On Page 2)	\$ 681,500	\$ 29,916	\$ 350,610
Total Expenditures	\$ 788,333	\$ 43,936	\$ 459,273
Revenues Less Expenditures	\$ 818,953	\$ (43,936)	\$ 1,210,844
2021 Bond Refinancing Payments	(726,753)	0	(737,890)
Balance	\$ 92,200	\$ (43,936)	\$ 472,954
County Appraiser & Tax Collector Fee	(30,733)	0	(15,523)
Discounts For Early Payments	(61,467)	0	(54,627)
Excess/ (Shortfall)	\$ -	\$ (43,936)	\$ 402,804
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (43,936)	\$ 402,804

Reserve Balances As Of 9/30/2025 total \$712,236 - Reserve Balances To Be Adjusted In October 2025.

Bank Balance As Of 9/30/25	\$ 1,873,341.29
Accounts Payable As Of 9/30/25	\$ 36,760.58
Accounts Receivable As Of 9/30/25	\$ 1,200.00
Security Deposit As Of 9/30/25	\$ -
Reserve For Project Loan Payment As Of 9/30/25	\$ 140,425.00
Reserve For Roads Maintenance As Of 9/30/25	\$ 241,000.00
Reserve For Stormwater Drainage As Of 9/30/25	\$ 98,000.00
Reserve For Pipe Repairs Project As Of 9/30/25	\$ 208,000.00
Reserve For Lake Bank Erosion Project As Of 9/30/25	\$ 24,811.00
Available Funds As Of 9/30/25	\$ 1,125,544.71

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

	Annual		Year
	Budget	Actual	To Date
MAINTENANCE EXPENDITURES	10/1/24 - 9/30/25	Sep-25	Actual
			10/1/24 - 9/30/25
Contingency/Reserve	200,000	0	6,750
Lakes Maintenance	12,000	619	7,728
Roads Maintenance/Reserve	50,000	0	33,062
Stormwater Drainage/Reserve	40,000	0	15,202
Stormwater Drainage System Pipe Repairs Project-Phase 2	0	0	0
Field Operations	12,000	1,000	12,000
Traffic Enforcement	0	0	9,347
Walls & Wall Fountain Maintenance	30,000	900	24,200
Sidewalk Maintenance/Repairs	15,000	3,200	7,439
Engineering/Inspections	45,000	11,938	48,207
Street Signage	5,000	0	1,202
Lake Fountain Maintenance	15,000	0	0
Entry Features Maintenance	15,000	0	20,312
Guardhouse Exterior Maintenance	10,000	0	4,015
Water & Sewage	2,500	0	266
FPL - Electrical Utility	110,000	9,582	114,546
Retention Wall Maintenance	0	2,000	3,750
Lake Bank Erosion Restoration Project	0	677	34,521
Lake Bank Erosion Restoration Project (Loan Payment)	0	0	0
DERM Required Stormwater Quality Improvement Project	120,000	0	8,063
TOTAL MAINTENANCE EXPENDITURES	\$ 681,500	\$ 29,916	\$ 350,610

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

	Oct 24 - Sept 25	24/25 Budget	\$ Over Budget	% of Budget
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	60,726.92	1,200.00	59,526.92	5,060.58%
Total Income	862,077.47	788,333.00	73,744.47	109.35%
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	34,521.39	0.00	34,521.39	100.0%
511.827 · Traffic Enforcement	9,347.40	0.00	9,347.40	100.0%
511.758 · FPL - Electrical	114,545.53	110,000.00	4,545.53	104.13%
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	7,438.51	15,000.00	-7,561.49	49.59%
511.122 · Payroll tax expenses	652.85	560.00	92.85	116.58%
511.131 · Supervisor Fee	7,400.00	7,000.00	400.00	105.71%
511.301 · Lakes Maintenance	7,728.00	12,000.00	-4,272.00	64.4%
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	12,000.00	12,000.00	0.00	100.0%
511.305 · Contingency/Reserve	10,500.00	200,000.00	-189,500.00	5.25%
511.306 · Walls-Wall Fountain Maintenance	24,200.00	30,000.00	-5,800.00	80.67%
511.310 · Engineering/Inspections	48,207.05	45,000.00	3,207.05	107.13%
511.311 · Management Fees	33,348.00	33,348.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	23,507.50	20,000.00	3,507.50	117.54%
511.318 · Assessment/Tax Roll	7,500.00	7,500.00	0.00	100.0%
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	3,850.77	3,750.00	100.77	102.69%
511.513 · Postage and Delivery	798.89	700.00	98.89	114.13%
511.514 · Office Supplies	1,293.10	1,400.00	-106.90	92.36%
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	350.00	350.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
Total Expense	459,273.46	788,333.00	-329,059.54	58.26%
Net Ordinary Income	402,804.01	0.00	402,804.01	100.0%
Net Income	402,804.01	0.00	402,804.01	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>
\$ -	\$ -